



## 9 West Street, Shelf, Halifax, HX3 7LN

£145,000

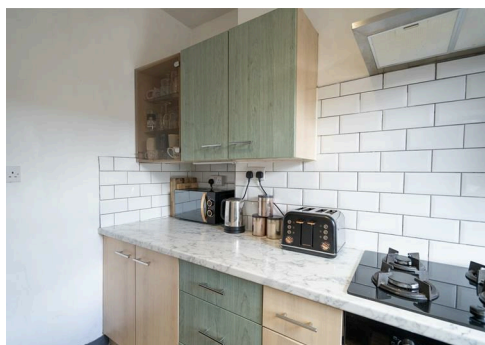
- New combi boiler July 2025
- Convenient location
- New contemporary grey windows and doors
- Part of a friendly community
- Allocated private parking for 2 cars
- Large master bedroom

# 9 West Street, Halifax HX3 7LN

Stone built back to back terrace, well-presented with recent upgrades, including new windows and door, new boiler and private off-road parking, all in a convenient location in Shelf. Ideal for first time buyers or investors.



Council Tax Band: A



## GROUND FLOOR

Entrance/Lobby: Private access set back from the road to rear entrance; small lobby leading into kitchen.

Kitchen: Fitted with gas hob, electric oven, extractor, stainless steel sink beneath window overlooking rear area; metro-tiled splashbacks; space for freestanding fridge and under-counter washing machine, practical flooring.

Lounge/Diner: Spacious reception with recessed fireplace housing electric stove; window to rear aspect; staircase to first floor and plenty of room for living and dining furniture.

## FIRST FLOOR

Landing: Hardwood flooring, window to front; loft hatch with access to partially boarded loft for storage.

Master Bedroom: Large double with fitted wardrobes and space for freestanding furniture; window with open outlook.

Occasional Bedroom: Can accommodate a double bed, currently used as a substantial home office with sofa bed; benefits from internal glazing providing additional light through the bathroom from front aspect. Please note, being a back to back terrace, there is no window in this room.

Bathroom: Modern black-and-white design with contemporary suite comprising bath with thermostatic shower over, wash basin, and WC.

## OUTSIDE

Private off-street parking with two allocated spaces. Two entrance ways, one

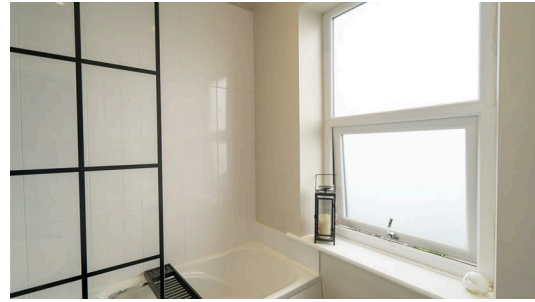
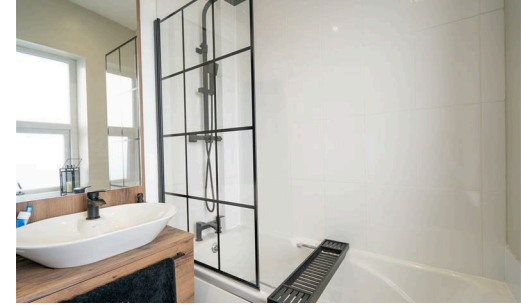
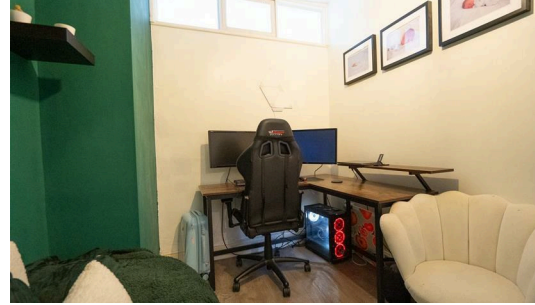
vehicular and one pedestrian.

## LOCATION

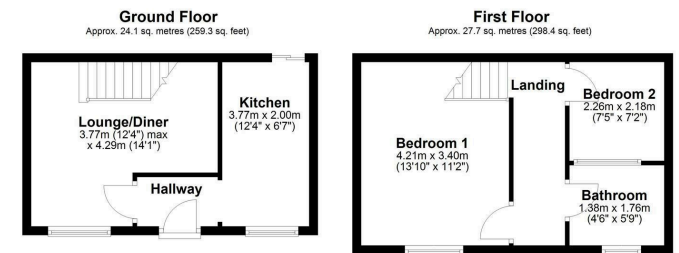
Situated in Shelf, convenient for local schools, shops, and amenities. Well placed for public transport and road links. Attractive countryside walks nearby, plus a welcoming local pub/restaurant. Strong community feel with pleasant neighbouring environment.

### Agents Notes & Disclaimer

The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.







Total area: approx. 51.8 sq. metres (557.8 sq. feet)

