



Wade House Road, Halifax, HX3 7NU
Offers In The Region Of £100,000

E&H Holmes
ESTATE AGENTS

Edkins and Holmes are pleased to present this one bedroom through by light cottage located in the popular village of Shelf. This is an ideal first time buyer property. Benefitting from gas central heating and double glazing with local amenities close by and within easy access to Halifax, Bradford and the M606 motorway.

The accomodation briefly comprises of; Open living room / kitchen with integrated hob and oven to the ground floor. To the first floor is the bedroom and bathroom. Externally there is a paved patio garden to the front with plenty of on street parking.



Living Room / Kitchen 16'5" x 16'6" (5.02 x 5.04)

Log burner. Exposed ceiling beams. Radiator. Understairs cupboard. UPVC double glazed windows to front and rear elevations. UPVC double glazed door to front elevation.

Wall and base units. Tiled splashbacks. Stainless steel one bowl sink. Electric oven. Gas hob. Fridge.

Bedroom 15'1" x 10'7" (4.6 x 3.25)

Stairs leading from living room. Fitted wardrobes. Boiler. UPVC double glazed windows to front and rear elevations.

Bathroom

Wash hand basin. Low flush W.C. Bath with shower over. Partially tiled. Towel radiator. Cupboard with plumbing for washing machine. UPVC double glazed window to rear elevation.

Front Garden

Patio garden.

Council Tax Band

A

Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:

crust.inspector.plot

Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is

any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.

We are not a member of a client money protection scheme.







