

MARSH & MARSH PROPERTIES

7 Cooper Lane, Shelf, HX3 7RD

£135,000



A perfect property for any first time buyer or property surveyor looking for something that they can put their own stamp onto. Located at the bottom of Cooper Lane, this three-bedroomed terraced property is set back from the roadside, by its long driveway, offering ample parking for two cars. To the rear of the property a low-maintenance garden offers the ideal place to sit out and relax or have a barbeque. If you are looking for something that offers a blank slate for you to be able to create your own home then this is the property for you.

Internally the property offers a good amount of space owing to its spacious living room (with bay windows), kitchen, three bedrooms (two with ample room for double beds) and house bathroom. The property also benefits from loft storage space.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

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Located in an ideal position to make excellent use of the transport connections in the surrounding area. The property is just a “stone’s throw” from Shelf village providing excellent local shops, services and amenities and is just a short drive from Bradford city centre. It also benefits from being a short drive from the M62 motorway, providing quick links to Leeds and Manchester. The Halifax train station provides outstanding local rail connections including access to the Grand Central train service. The property is within the catchment area of the local good schools.

Owing to the potential this property has to offer a viewing appointment is essential in order to fully appreciate everything on offer.

From the front of the property a uPVC double glazed door opens into the

HALLWAY

An ideal reception to the property providing a barrier from the external to the internal. With a carpeted floor, single radiator and central light fitting.

From the hallway a wooden door opens into the

LIVING ROOM



A spacious living room offering ample space for a three piece suite along with additional furniture. The room receives ample natural light from the uPVC double glazed bay windows to the front elevation. A central gas fireplace, on a tiled hearth and with tiled mantelpiece, offers a charming central feature for the whole room. From the rear of the living room a wood panel door opens into the



KITCHEN



The kitchen features a set of “U” shaped laminated work surfaces to one side of the room offering ample work space. To the opposite side a

wooden door provides access to a kitchen pantry storage cupboard. A uPVC double glazed door offers access to the rear of the property. With a cooker unit, double radiator, plumbing for a washing machine, vinyl flooring, uPVC double glazed window to the rear elevation, central strip light, space for a fridge/freezer and a stainless steel sink with stainless steel mixer taps.

From the hallway carpeted stairs lead up to the

LANDING

With a carpeted floor, loft access hatch and central light fitting.

From the landing wooden doors open into

BEDROOM 1



A generous master bedroom offering ample space for a double bed along with additional bedroom furniture. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation and a double radiator.

BEDROOM 2

Another double bedroom with space for a double bed and additional furniture. A set of fitted wardrobes to one side of the room offers ample

additional storage space. With a carpeted floor, central light fitting, uPVC double glazed window to the rear elevation and a single radiator.



BEDROOM 3



An ideal bedroom for a work from home office, guest bedroom or child's room. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation and a single radiator.

BATHROOM



A well laid out bathroom that makes good use of the space on offer. With a panel bath, pedestal washbasin, electric over bath shower, close coupled toilet, frosted uPVC double glazed

window to the rear elevation, vinyl floor, tiled splashbacks, stainless steel towel radiator and central light fitting.

GARDEN



To the rear of the property is a low-maintenance patio garden offering an ideal space to sit out and relax. The rear garden is enclosed by a short stone wall and has a gated access to the rear pathway.

PARKING



To the front of the property a long tarmac driveway, with gated access, provides ample private parking space for two cars.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, fitted alarm system and gas central heating.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

DIRECTIONS

From the Shelf roundabout head towards Shelf on Halifax Road (A6036) for 0.9 miles. Just by "The New Shoulder of Mutton" turn left onto Carr House Lane. At the roundabout take the first exit onto Cooper Lane and after 40m look out for the Marsh & Marsh Properties "For Sale" sign on the left hand side identifying the property.

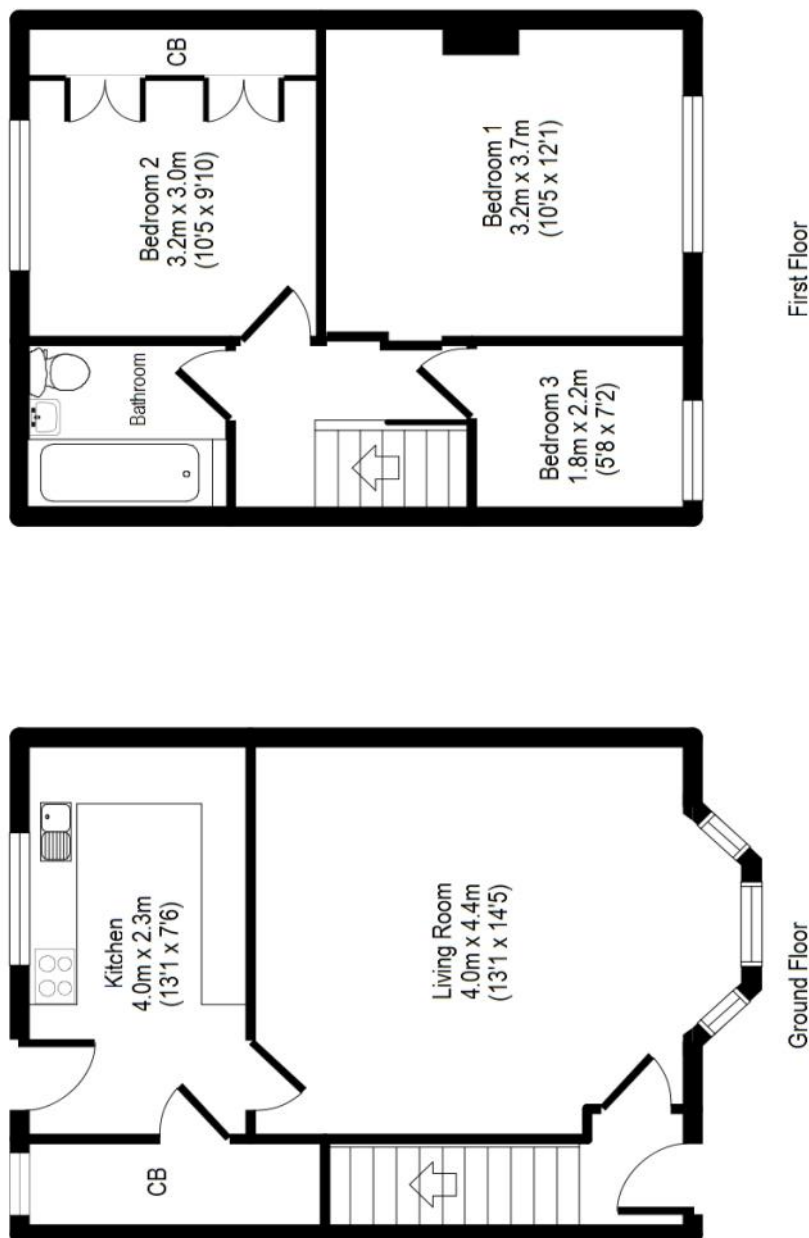
For sat nav users the postcode is: HX3 7RD

MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

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