



51 Carr House Road, Shelf, Halifax, West Yorkshire, HX3 7QY
£185,000

Extended and well presented three bedroom terrace cottage in the ever popular location of Shelf. This family residence has been lovingly improved by the current owners and boasts a wealth of original features and high quality fixtures and fittings throughout.

GROUND FLOOR

ENTRANCE VESTIBULE

Useful entrance area with storage cupboard.

LOUNGE



Spacious main reception area with a range of fitted wall units and under window seating with storage. Gas fire with feature surround and chimney breast. Exposed beams to the ceiling, double glazed window and central heating radiator.

DINING KITCHEN



Extended part of the property to create a magnificent family kitchen diner with French doors to the rear garden and contemporary roof glazed section to the ceiling. Fitted wall and base units with a contrasting work surface over incorporating a Belfast sink, integrated dishwasher and Range Cooker. Pantry storage and utility area with access to a cellar.

FIRST FLOOR

LANDING

Built in storage cupboard. Access to loft space.

BEDROOM



Stunning double bedroom with large double glazed window over looking the rear garden. Central heating radiator.

BEDROOM



To the front elevation with double glazed window and central heating radiator. Built in window seating with storage and original fireplace.

BEDROOM

Third bedroom with double glazed window and central heating radiator.

BATHROOM




Stylish and modern three piece bathroom suite in white comprising of a free standing roll top bath, hand wash basin and low flush W.c. High quality tiling to the floor and walls, heated towel rail and double glazed window.

EXTERNAL



Impressive, mature garden to the rear with lawn, patios and garden room ideal for outdoor entertaining or as a play space for a growing family.

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Vary environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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