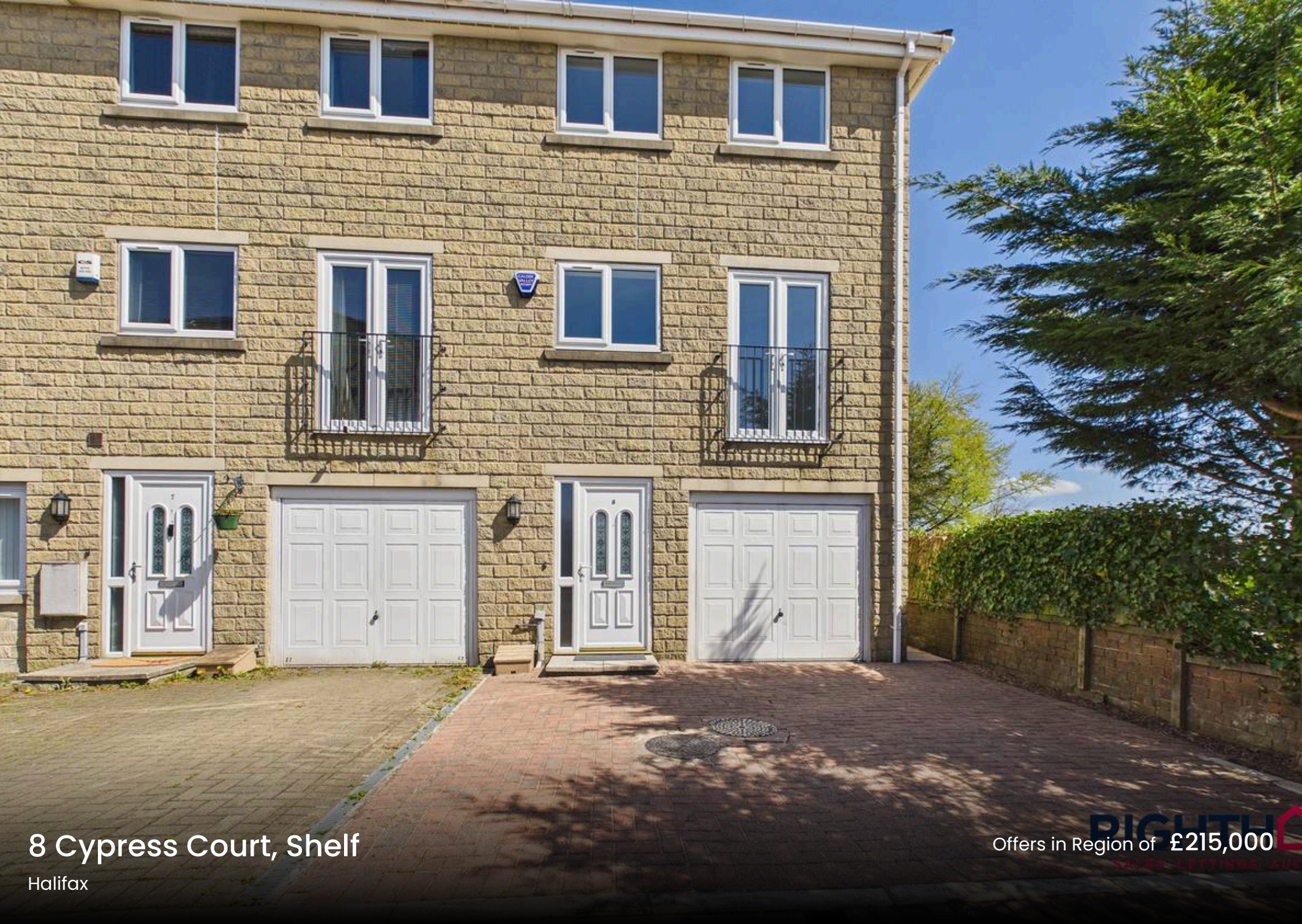


8 Cypress Court, Shelf

Halifax

Offers in Region of £215,000

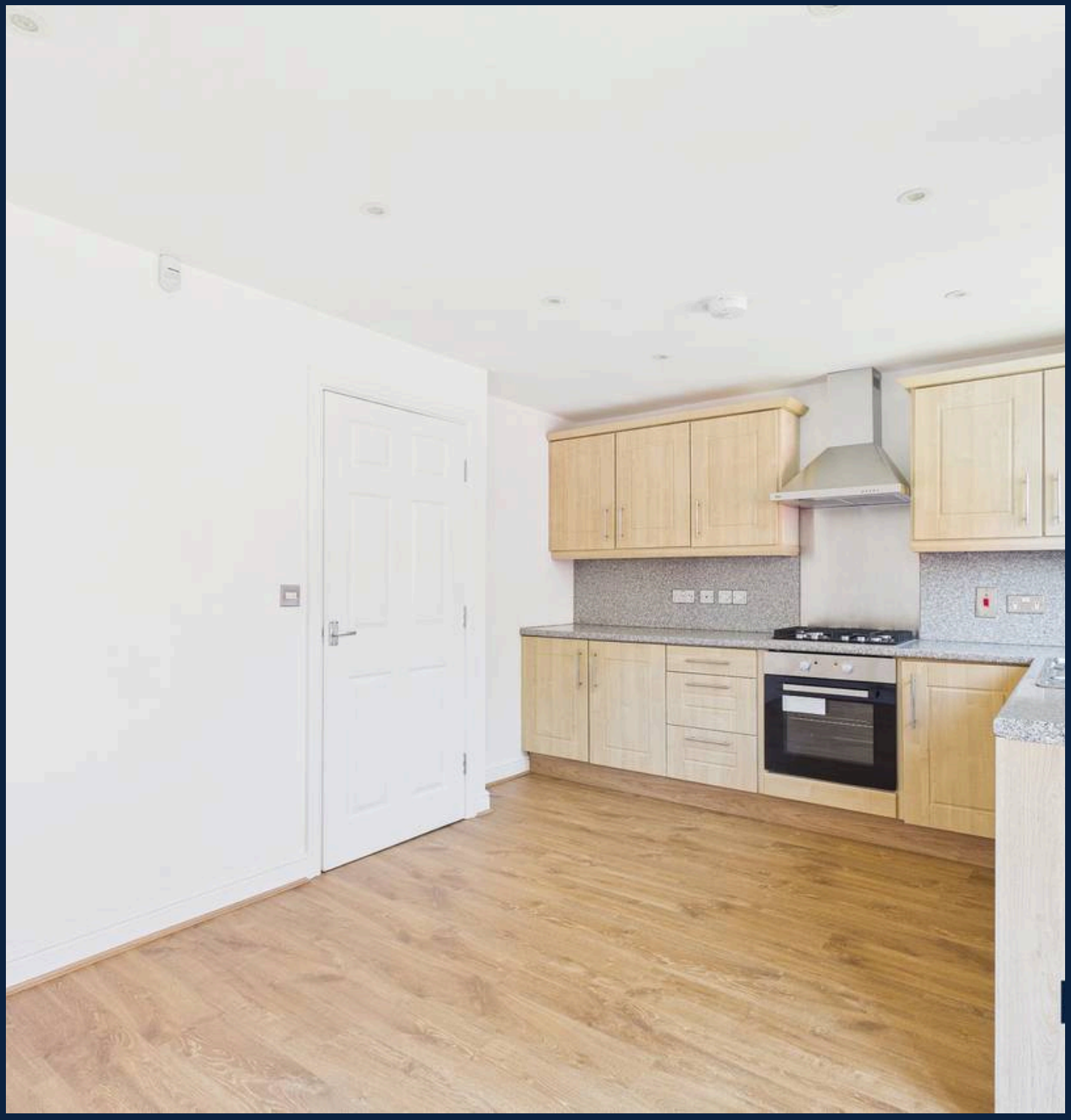
Council Tax band: C

Tenure: Freehold

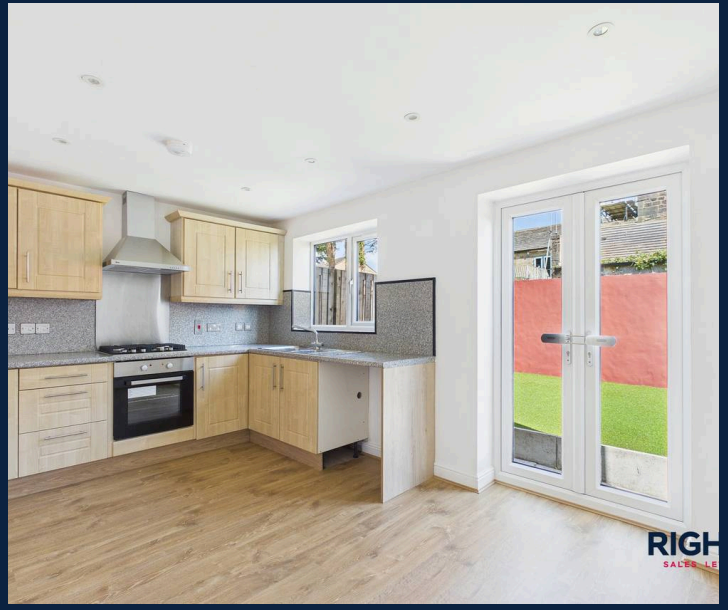
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Attractively presented end town house
- Vacant possession
- Family accommodation arranged over three levels
- Hall with cloaks w.c, dining kitchen, large lounge
- 4 ample bedrooms (en suite to main), house bathroom
- Drive, garage and gardens
- Pleasing cul de sac location









Ground Floor

.

Reception Hallway
With reception door, useful storage and boiler cupboards off. Access to kitchen, staircase to first floor level, access internal door into garage. Laminated floor covering. Further door into;

Cloaks/w.c
With pedestal hand wash basin and low level w.c.

Dining Kitchen
A generously proportioned kitchen area, being presented with a range of fitted base and wall units together with ample counter worktop surfaces and an inset sink unit, matching splashback panels. Baseline integrated oven, gas hob and extractor hood over. Continuation laminated floor covering. Twin patio doors lead out onto the rear garden.

First Floor

.

Landing
Providing access into all first floor rooms and staircase rising to upper floor level.

Living Room
A generously sized living room which occupies a position overlooking the frontage. Twin Juliette doors.

Main Bedroom
Rear facing double bedroom. Door into;

En Suite Shower Room
Incorporating a three piece suite comprising tiled shower cubicle, pedestal hand wash basin and low level w.c. Complimentary half tiled walls.

Second Floor
Landing with doors into all upper floor rooms.

Bedroom
Ample third bedroom.







Ground Floor

.

Reception Hallway
With reception door, useful storage and boiler cupboards off. Access to kitchen, staircase to first floor level, access internal door into garage. Laminated floor covering. Further door into;

Cloaks/w.c
With pedestal hand wash basin and low level w.c.

Dining Kitchen
A generously proportioned kitchen area, being presented with a range of fitted base and wall units together with ample counter worktop surfaces and an inset sink unit, matching splashback panels. Baseline integrated oven, gas hob and extractor hood over. Continuation laminated floor covering. Twin patio doors lead out onto the rear garden.

First Floor

.

Landing
Providing access into all first floor rooms and staircase rising to upper floor level.

Living Room
A generously sized living room which occupies a position overlooking the frontage. Twin Juliette doors.

Main Bedroom
Rear facing double bedroom. Door into;

En Suite Shower Room
Incorporating a three piece suite comprising tiled shower cubicle, pedestal hand wash basin and low level w.c. Complimentary half tiled walls.

Second Floor
Landing with doors into all upper floor rooms.

Bedroom
Ample third bedroom.

REAR GARDEN

The property features a low maintenance enclosed rear garden with artificial grass.

GARAGE

Single Garage

Integral garage with up and over door and internal door into the house hallway.

DRIVEWAY

1 Parking Space

Block driveway to frontage leading to integral garage.

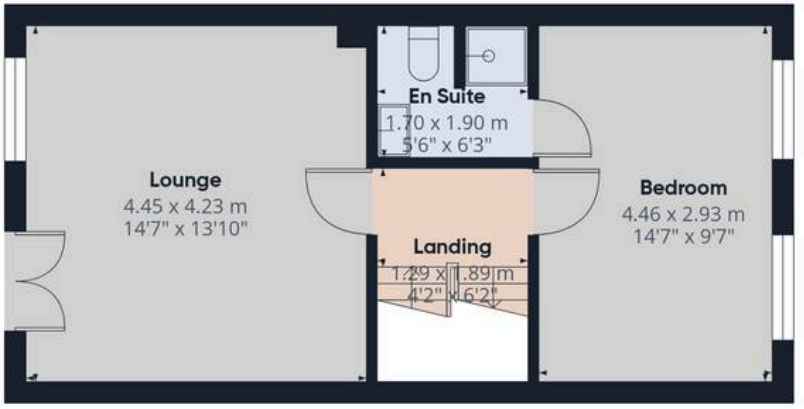




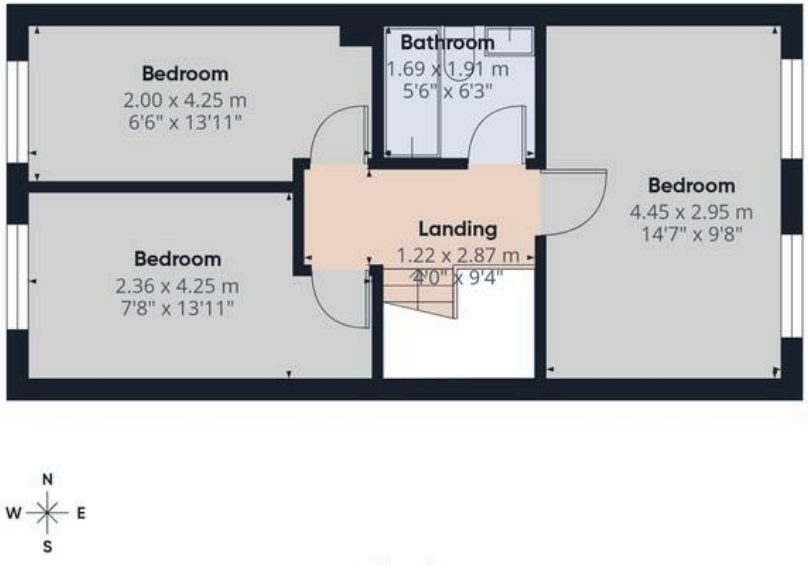




Floor 0



Floor 1



Floor 2

Approximate total area(1)

114.5 m²

1232 ft²

Reduced headroom

0.8 m²

8 ft²

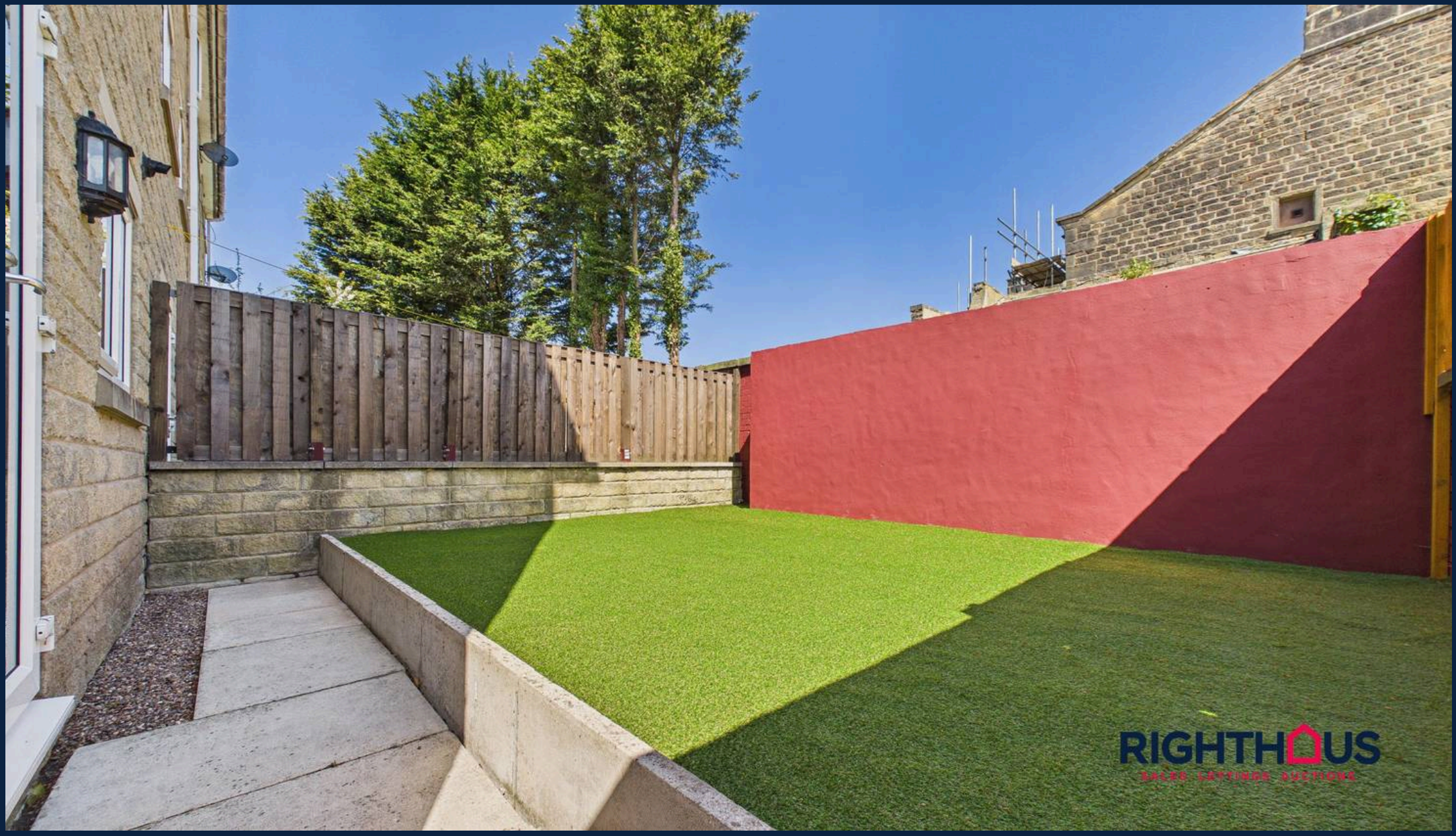
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Righthaus Estate Agents

Righthaus Estate Agents, 208 High Street - BD6 1QP

01274 813500 • wibsey@yourrighthaus.co.uk • www.yourrighthaus.co.uk/

RIGHTHAUS
SALES LETTINGS AUCTIONS