



Witchfield Court , Shelf, Halifax, HX3 7PQ

1 bedroom flat / apartment available now £595 pcm

One bedroom first floor flat, modern kitchen and bathroom with shower over bath, well decorated and part carpeted . Situated in own private grounds with car parking area



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BATHROOM - 2.10m (6'11") x 2.31m (7'7")
3 piece bathroom suite, shower over bath, part tiled, Fan heater, lino.

BEDROOM - 2.96m (9'9") x 4.29m (14'1")
Storage heater, double glazing to front elevation, carpet. Access to landing.

KITCHEN - 1.91m (6'4") x 3.13m (10'4")
Inset stainless steel sink, white cupboards, Wooden work tops, double glazing to rear elevation and storage heater, lino.

LOUNGE - 3.17m (10'5") x 4.71m (15'6")
Lounge with Storage heaters and electric fire

EXTERNAL -

DIRECTIONS:
From the Offices, turn left onto Highgate Rd/A647. Turn right onto Cooper Ln/B6380 Continue to follow Cooper Ln Turn right onto Soaper Ln Continue onto Shelf Moor Slight left to stay on Shelf Moor Destination will be on the left.

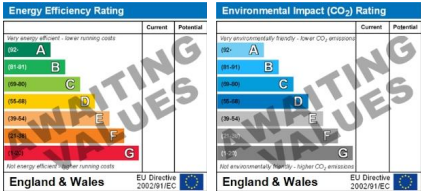


Rental Procedure

Call the office to arrange a viewing of the property. If you wish to apply for the property, complete the application form and return to our offices. There is no fee to apply and no fee if your application is chosen to proceed.

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Property Ref: inst-4545

Creation Date: 21/11/2024

IMPORTANT INFORMATION
For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Patchett Homes Ltd, 2024. Patchett Homes Ltd Registered in England and Wales No. 08512191