



Shay Lane  
Halifax  
West Yorkshire  
HX2 9AD

Offers in Excess of £166,000

bettermove 

# Shay Lane Halifax

Bettermove are proud to present this 4 bedroom terraced house in Halifax available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has ample on street parking available nearby. The council tax band is A.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

The interior of this beautifully presented property comprises a spacious living room and fitted kitchen on the ground floor. The first floor consists of 2 double bedrooms with ensuite bathrooms and the second floor has two double bedrooms with ensuite bathrooms. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Halifax, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Halifax Train Station, the A629 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



104.58 SQ METRE 343.11 SQ FEET. UNUSED CELLAR (WITH WINDOW & D/G) 16.38 SQ METRE 53.74 SQ FEET



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	69	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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