



29 Burnside Avenue, Shelf, Halifax, West Yorkshire, HX3 7RA
Asking Price £215,000

NO CHAIN – Situated in the popular village of Shelf, this well-presented three-bedroom semi-detached home offers an appealing combination of comfortable living accommodation, off-road parking to the front and a pleasant rear garden. Ideally suited to families, first-time buyers or those looking to move without an onward chain, the property provides a great opportunity to make a home in this sought-after village location.

GROUND FLOOR

Living Room



Good-sized living room with a bay window view to the front of the property.
With glass panelled doors through to the dining room, a central fireplace and ample room for a suite.

Dining Room



Dining room to the rear of the property with a view to the garden.
With access to the kitchen, or living room via double doors, with ample space for a family dining table.

Kitchen



Kitchen to the rear of the property with external access to the garden.
With an accompanying pantry cupboard, tiled flooring and a dual-aspect view.
Fitted with a good range of matching units with complementary worktops and splashbacks.
Appliances - hob with oven/grill, fridge/freezer, washing machine, sink with drainer.

FIRST FLOOR

Primary Bedroom



Spacious primary bedroom with a view to the front of the property.
With full-length fitted wardrobes, and space for a large bed with side tables and dressing furniture.

Bedroom



Second bedroom, a further double offering a view to the rear of the property.
Offering space for a double bed with side tables, wardrobes and dressing furniture.

Bedroom



Third bedroom, the final double with a view to the front elevation.
With a storage cupboard above the bulkhead, and space for a double bed with side tables.

Bathroom



Fully tiled house bathroom with frosted window to the rear of the property.

With an airing cupboard and matching three-piece suite - walk-in shower with towel rail, wash basin with unit, WC.

EXTERNAL



Rear



The property benefits from a good-sized garden to the rear with access from the kitchen or via the side of the property.

With an outbuilding offering ideal storage space, a flagged patio area, central lawn and boundary hedging/fencing.

Front

