



**23 Carr House Lane, Shelf, Halifax, West Yorkshire, HX3 7RB**  
**Asking Price £199,950**

HAMILTON BOWER are pleased to offer FOR SALE WITH NO CHAIN this THREE BEDROOM BUNGALOW located in Shelf, Halifax - HX3. With three double bedrooms, a sun-trap front garden and an open-plan dining kitchen, we expect this property to be popular with a wide range of prospective buyers. Internally comprising; dining kitchen, lounge, two ground floor double bedrooms, bathroom, lower ground floor double bedroom, laundry room, cellar. Externally the property has a south-facing split garden to the front, one with decking and the other a patio, and also a sizeable 'donkey shed' store. The property benefits from gas central heating and double glazing (installed 2023) throughout and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

## GROUND FLOOR

### Dining Kitchen



Open-plan dining kitchen to the front of the property with laminate flooring and access to the cellar. The kitchen is fitted with a central breakfast bar, a range of wooden units and space/power for appliances. Appliances - oven/grill, sink with drainer, dishwasher (optional purchase).

### Lounge



Lounge to the front of the property with access through from the central hallway. With a central gas fireplace and ample room for a two/three-piece suite.

### Bedroom/Dining Room



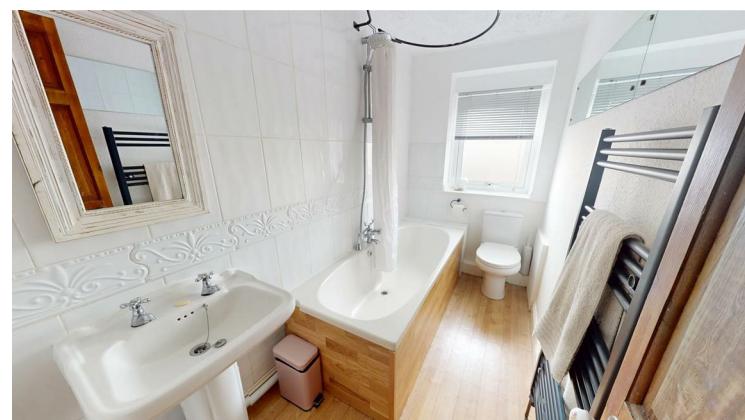
Leading off the dining kitchen is the bedroom/dining room to the rear of the property with fitted storage to one side. Offering versatile use as a spacious double bedroom, or dining room with ample space for a large bed or dining table with chairs.

### Bedroom



Second bedroom, a double room leading off the lounge to the rear of the property. Offering ample room for a double bed with side tables and wardrobes.

### Bathroom



House bathroom sitting centrally to the first floor with frosted window and matching white three-piece suite,

## LOWER GROUND FLOOR

### Bedroom



Third bedroom, the largest bedroom to the lower ground floor with external access to the decked front garden. With an accompanying laundry room (conversion potential to en-suite), and space for a large bed with side tables and wardrobes.

## Laundry



Laundry room leading off the lower ground floor double bedroom, with power/plumbing for appliances or potential to be converted into an en-suite shower room.

## Cellar

Second lower ground floor area, cellar leading off the dining kitchen offering a power supply and ideal storage space.

## EXTERNAL



## Front



The property has a south-facing split garden to the front of the property with access from the dining kitchen or the lower ground floor bedroom.

The lower area is decked and has boundary hedging, and a patio area to the higher tier offering an ideal sun-trap and outdoor seating area.

With boundary fencing, two gated access points and a large storage shed to the lower area - ideal for this property.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
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