



1a Shibden Grange Drive, Shibden, Halifax, HX3 6XJ Asking Price £249,950

Offered to the market with no onward sale chain is this **STONE BUILT THREE BEDROOM PROPERTY** located in Shibden Valley - HX3 with local amenities, commuters links and schools nearby. Set over three floors offering great character and charm throughout, with a well-presented mature garden and within walking distance to local hotspots, we expect this property to be popular with family buyers and couples seeking a home in the area.

The property forms part of a stone built Georgian mill conversion Circa 1800+, and has been extended in the early 1990s and brought up to a more modern standard whilst also maintaining the original character of the building with exposed ceiling beams and feature fireplace.

Internally comprising; dining kitchen, living room, cellar, two first floor double bedrooms, hallway offering use as a home office, second floor bedroom and house bathroom.
Externally the property has a low-maintenance mature garden to the side complete with garden pond and a garden storage area under the property.

GROUND FLOOR

Dining Kitchen



Ground floor dining kitchen with main entrance point and a view to the garden offering good natural lighting. With a range of fitted units with complementary worktops, exposed ceiling beams, tile-effect flooring and space for a dining table.

Appliances - fridge/freezer, range cooker with extractor, sink with drainer.

Living Room



Spacious living room offering access to the cellar and first floor whilst offering a view to the front of the property. With exposed ceiling beams, feature fireplace and ample room for a suite with furniture.

Cellar

Cellar accessible from the living room offering ideal storage space and fitted with power and lighting.

FIRST FLOOR

Bedroom



Generous primary bedroom to the first floor with a view to the front elevation.

With exposed ceiling beams, fitted cupboards and ample room for a large bed with side tables.

Bedroom



Second bedroom, a further double bedroom with a view to the side of the property.

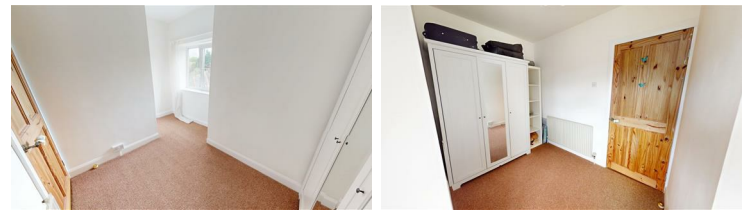
Hallway



Hallway space to the first floor, offering an ideal area for a home office with a great view to the garden.

SECOND FLOOR

Bedroom



Third bedroom, a single/three-quarter bedroom offering a view to the side elevation.

Bathroom



House bathroom with a view to the front of the property, a fitted airing cupboard and matching three-piece suite - bath, wc, wash basin and towel rail.

EXTERNAL



Garden



Good-sized garden to both the side and front of the property offering an ideal sun-trap and benefitting from a garden store room underneath the property which has a power supply. The garden to the side is low-maintenance with mature shrubs and plants to the boundary, a garden pond, and a central pebbled area ideal for outdoor seating.

