



**15 Highfield Avenue, Shelf, Halifax, West Yorkshire, HX3 7RE**  
**Offers Over £189,950**

HAMILTON BOWER are pleased to offer FOR SALE this well-presented EXTENDED THREE BEDROOM TERRACE PROPERTY with off-street parking located in the popular residential location of Shelf, Halifax - HX3. With an open-plan dining kitchen, generous garden to the rear, and off-street parking for two cars to the front, we expect this property to be popular with family buyers seeking a home in the area. Internally comprising: entrance, lounge, dining kitchen leading into conservatory, three first floor bedrooms including two doubles and a single, shower room and loft. Externally the property has a good-sized garden to the rear with lawn and decking, and a paved driveway to the front offering space for two cars. The property is well-presented throughout with recent changes made by the current owners, has gas central heating and double glazing throughout, and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

## GROUND FLOOR

### Entrance

Entrance to the front into hall with space for coat and shoe store.

### Lounge



Good-sized lounge with central fireplace, alcove shelving and bay window view to the front.

Offering laminate flooring throughout and space for a two/three-piece suite as seen.

### Dining Kitchen



Open-plan dining kitchen with pantry store leading through to the conservatory.

The kitchen is fitted with a good range of matching units with complementary worktops and up stands.

Appliances - range cooker with overhead extractor, dishwasher, fridge/freezer, washing machine, sink with drainer.

The room offers ample room for a family dining table with chairs as seen.

### Conservatory



Leading through from the kitchen is the conservatory, offering access and a view to the garden.

Offering ideal living space with room for a larger dining table, play area or home office if preferable.

## FIRST FLOOR

### Primary Bedroom



Well-presented primary bedroom with a view to the front of the property.

With recently fitted full-length fitted wardrobes, space for a large bed and side tables.

### Bedroom



Second bedroom, a double room with a view to the rear of the property.

Currently accommodating a high bed, with fitted shelving and free-standing wardrobes.

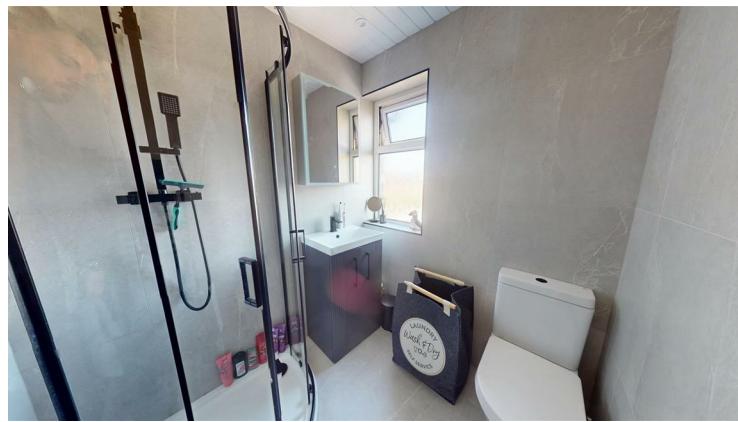
### Bedroom



Third bedroom, a single room with a view to the front of the property.

Currently accommodating a high bed, with space for dressing furniture.

## Bathroom



Recently modernised shower room to the rear of the property with frosted window.

Fitted with new floor and wall tiling and matching three-piece suite - corner shower, wc, wash basin and towel rail.

## EXTERNAL



## Rear



Good-sized garden to the rear of the property with access from the conservatory.

The garden has a patio area leading from the property, a central lawn and finally a decking area to the bottom - ideal for outdoor seating.

## Front



Paved driveway to the front of the property offering off-street parking for two cars.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		39
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	