



**31 Greenacres Drive, Shelf, Halifax, HX3 7QS**  
**Offers Over £250,000**

Rare to the market is this significantly extended THREE BEDROOM SEMI DETACHED BUNGALOW ideally located at the end of a pleasant cul-de-sac in Shelf. The property does require some cosmetic updating and offers a unique opportunity for a buyer to create a wonderful home to meet their requirements. Benefits include spacious room sizes, established gardens and a garage and driveway providing off road parking.

COUNCIL TAX BAND - C

EPC RATING - C

Offered with NO ONWARD CHAIN is this large three bedroom semi detached bungalow. Located on the highly regarded Greenacres Drive in the village of the ever popular Shelf, the property would suit a variety of potential purchasers and internal viewing is essential to appreciate the full potential on offer. Some modernisation is required, however the property benefits from double glazing, gas central heating, spacious room sizes, fabulous gardens and a driveway leading to a detached garage.

## GROUND FLOOR

### ENTRANCE HALLWAY

A large and spacious entrance hallway with two central heating radiators and a fitted storage cupboard.

### LOUNGE

The main reception space is again generously sized and has two double glazed windows and a central heating radiator and is open to the dining area.

### DINING ROOM

Located next to the kitchen, a dining room with a central heating radiator and French Doors opening to the rear garden.

### KITCHEN

Fitted with a range of wall and base units to four sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Double glazed window and door to the side elevation.

### BEDROOM

Double bedroom to the front elevation with a double glazed window and a central heating radiator. There is ample room for a large bed and wardrobes.

### BEDROOM

Double bedroom to the rear elevation with a central heating radiator and double glazed window.

### BEDROOM

Good size third bedroom which could be used as a home office with a double glazed window and a central heating radiator.

### BATHROOM

A wet room style bathroom with a shower, low flush W.c and hand wash basin. Central heating radiator and double glazed window.

## EXTERNAL

To the rear there is a well established garden with extensive lawn and an array of mature plants, trees and shrubs. To the front, further established gardens and a driveway leading to a detached garage providing useful storage and parking options.

