



14 Shelf Moor Road, Shelf, Halifax, West Yorkshire, HX3 7PQ
Offers Over £300,000

HAMILTON BOWER are pleased to offer FOR SALE WITH NO CHAIN this SPACIOUS FOUR BEDROOM SEMI-DETACHED FAMILY HOME located in Shelf, Halifax - HX3. With an open-plan lounge/diner, off-street parking with detached single garage, and within close proximity to local schools, we expect this property to be popular with family buyers seeking a home in the area. Internally comprising; entrance hallway, kitchen, lounge/diner, ground floor WC, four first floor bedrooms, bathroom and loft. Externally the property has a good-sized lawned garden to the rear, a driveway leading to detached single garage offering parking for at least three cars, and a lawned garden to the front. The property benefits from gas central heating and double glazing throughout and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

ENTRANCE

Oak floored entrance hallway with access to all ground floor rooms and first floor staircase.

LOUNGE DINER

28'5" x 12'8" (8.674 x 3.870)



Spacious open-plan lounge/diner with dual-aspect to the front and rear allowing for an abundance of natural light.

With a central gas fireplace, and offering ample room for a large suite and family dining table with chairs.

KITCHEN DINER

18'7" x 9'1" (5.687 x 2.77)



Contemporary kitchen diner to the front of the property with oak flooring and dual aspect to the front and side.

The kitchen is fitted with a wide range of matching units with complementary oak worktops and tiled upstands.

Appliances/fittings - gas hob with overhead extractor, oven/grill, fridge/freezer, washing machine, dishwasher, microwave, sink with drainer.

GROUND FLOOR W.C



W.C and wash basin finished with a feature tiled wall.

FIRST FLOOR

Landing with side elevation window.

BEDROOM ONE

13'7" x 12'8" (4.148 x 3.866)



Generous primary bedroom with far-reaching views from the front dormer.

With built-in eaves storage cupboard, offering space for a large bed with side tables and wardrobes.

BEDROOM TWO

13'3" x 9'1" (4.058 x 2.774)



Second bedroom, a further double bedroom sharing the great view to the front.

With built-in eaves storage cupboard, offering space for a large bed with side tables and wardrobes.

BEDROOM THREE

13'10" x 5'11" (4.22 x 1.812)



Third bedroom to the rear of the property currently used as a dressing room.

The bedroom is fitted with a range of clothing rails and shelving allowing for good storage.

BEDROOM FOUR

8'3" x 5'9" (2.525 x 1.757)



Fourth bedroom, a further single bedroom currently used as a home office.

Ideal for a child's bedroom with space for a single bed with wardrobes.

BATHROOM



Spacious house bathroom with tiled walls/flooring and frosted window to the rear.

Fitted with a contemporary four-piece suite - corner shower, free-standing bath, wc, wash basin, towel rail and feature mirrored wall.

EXTERNAL



REAR



Good-sized garden to the rear of the property with access from the entrance hallway or via the side of the property.

The garden has a central lawn, patio area to the top, boundary shrubs and offers an ideal sun-trap.

FRONT



Lawned front garden with boundary shrubs and a patio area ideal for outdoor seating.

SIDE & GARAGE

Gated driveway to side of the property offering parking for a minimum of three cars.

The driveway leads to the detached single garage which has a power supply, lighting and an up-and-over door.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	