



8 Belle Vue Road, Halifax, HX3 7LU
Asking Price £165,000

HAMILTON BOWER are pleased to offer FOR SALE this THREE BEDROOM TERRACE PROPERTY located in Shelf, Halifax - HX3. With a large garden to the rear, scope to add off-street parking (STPC), and within close proximity to local schools, we expect this property to be popular with a range of buyers seeking a home in the area. Internally comprising; entrance hallway, living room, dining kitchen, two double bedrooms and a single, bathroom and loft. Externally the property has a patio and lawn to the rear with an outbuilding, and gated lawn 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

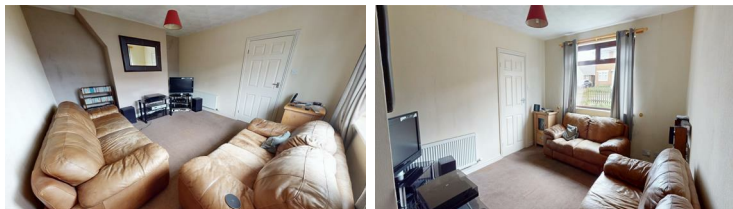
GROUND FLOOR

Dining Kitchen



Spacious dining kitchen to the rear of the property with double doors to the garden. Fitted with a range of matching units with complementary worktops and tiled splashbacks. Appliances - electric hob with overhead extractor, oven/grill, sink with drainer, free-standing fridge/freezer. The room offers ample space for a dining table with chairs.

Living Room



Good-sized living room to the front of the property with space for a suite and alcove storage.

FIRST FLOOR

Primary Bedroom



Primary bedroom to the front of the property with fitted cupboards and space for a large bed with side tables.

Bedroom



Second bedroom, a further double bedroom with fitted cupboards/wardrobes and a view to the garden.

Bedroom



Third bedroom, a single/three-quarter room ideal for a home office or child's bedroom.

Bathroom



Tiled bathroom with frosted window to the rear of the property. Fitted with a matching white three-piece suite - bath with overhead shower, wc, wash basin and towel rail.

EXTERNAL



Rear



The property benefits from a generous garden to the rear of the property, with access from the kitchen or through the side ginnel from the front.

With a patio area leading from the property, a large to the lower end, and an outbuilding with windows and power supply.

Front



Gated garden to the front of the property with central lawn and path leading to front 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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC 