



14 Shelf Hall Lane, Shelf, Halifax, West Yorkshire, HX3 7NA
Offers Over £190,000

HAMILTON BOWER are pleased to offer FOR SALE this THREE BEDROOM END TOWN HOUSE FAMILY HOME located in Shelf, Halifax - HX3. With two reception rooms, gardens to the front and back, 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, lounge, kitchen, conservatory, three bedrooms including two double bedrooms and a single, bathroom and loft. Externally the property has an allocated parking space for one car, low-maintenance garden to the rear 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

COUNCIL TAX BAND - B

EPC RATING - D

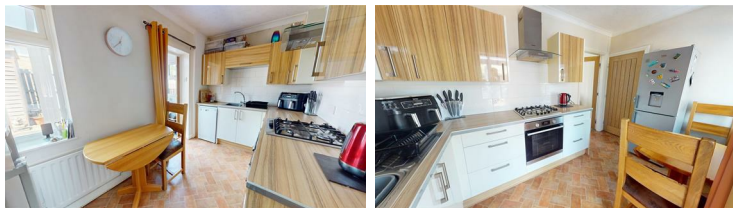
GROUND FLOOR

Lounge



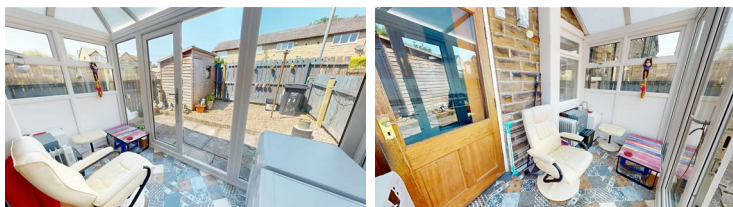
Good-sized lounge to the front of the property with bay window view to the garden.
With a central gas fireplace and offering ample room for a two/three-piece suite.

Kitchen



Dining kitchen to the rear of the property with access through to the conservatory.
Fitted with a good range of matching units with complementary worktops and tiled splashbacks.
Appliances - gas hob with overhead extractor, oven/grill, sink with drainer, free-standing fridge/freezer.
The room has an accompanying pantry store and offers ample room for a dining table with chairs as seen.

Conservatory



Conservatory to the rear of the property with doors leading out onto the garden.
Offering ample room for a suite/living space, or a child's playroom for a family buyer.

FIRST FLOOR

Primary Bedroom



Good-sized primary bedroom with a view to the front elevation.
With a fitted storage closet and space for a large bed with side tables and dressing furniture.

Bedroom



Second bedroom, a further double with a view to the rear of the property.
With a fitted storage closet, and space for a double bed with side table and wardrobes.

Bedroom

Third bedroom, a single room with a view to the front - ideal for a child's bedroom or home office.

Bathroom



Fully tiled house bathroom with matching three-piece suite - corner shower, wc, wash basin and towel rail. Under floor heating.

EXTERNAL



Rear



Paved garden to the rear of the property with pebbled area and garden shed to the top.

The garden can be accessed from the conservatory and offers an ideal sun-trap. Private parking space for one car.

Front



Lawned garden to the front of the property with gated entrance and garden path.

The garden has a patio area leading from the property, central lawn and boundary shrubs and fencing.

