



**12 Shelf Hall Lane, Shelf, Halifax, Yorkshire, HX3 7NA**  
**Asking Price £220,000**

HAMILTON BOWER are pleased to offer FOR SALE this THREE BEDROOM END TOWN HOUSE FAMILY HOME located in Shelf, Halifax - HX3. With a contemporary finish throughout, a large driveway, 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, dining kitchen, three bedrooms including two double bedrooms and a single, bathroom and fully-boarded loft. Externally the property has a large driveway offering off-street parking for multiple cars, and a low-maintenance garden to the rear with patio and large shed with power and lighting. 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



Open-plan dining kitchen to the rear of the property with a pantry cupboard, dual-aspect, and french doors to the garden. With tiled flooring and splashbacks, a range of matching white units with complementary worktops, and finally ample space for a family dining table.

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

### Living Room



Well-presented living room with a bay window view to the front of the property allowing for an abundance of natural light. With a central multi-fuel stove and ample room for a large suite as seen.

## FIRST FLOOR

### Primary Bedroom



Spacious primary bedroom with a view to the front of the property allowing for great natural light. With full-length wardrobes and offering ample room for a large bed with side tables.

### Bedroom



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

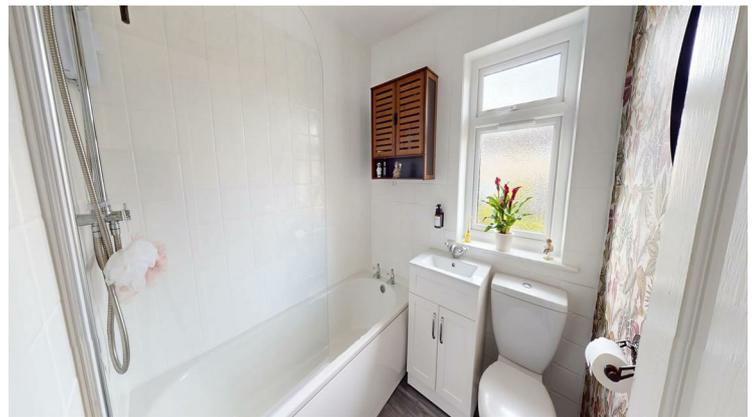
With laminate flooring, and ample room for a double bed with side tables.

### Bedroom



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

### Bathroom



Tiled house 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.

### Loft

The property has a fully-boarded loft from the first floor offering ideal storage space for this family home.

## EXTERNAL



## Rear



Low-maintenance garden to the rear of the property with side access and access from the kitchen french doors. Mostly flagged offering an ideal outdoor seating area, an outdoor tap, and a large garden shed fitted with power and lighting.

## Front



The property benefits from having a large gated driveway offering parking for multiple cars. With a low-maintenance garden to the front, and gated access to the side which offers further storage space and a power point.

