



**35 Broad Ings Way, Shelf, Halifax, HX3 7NJ**  
**£350,000**

Offered with NO ONWARD CHAIN is this splendid FOUR BEDROOM DETACHED family home ideally located on this popular residential development close to the local amenities, transport links and primary school. The property benefits from spacious room sizes, modern fixtures and fittings, large rear garden and off road parking.

## EPC RATING - C

## COUNCIL TAX BAND - D

Popular with families, Broad Ings Way is well positioned in the ever popular village of Shelf, close to the local primary school, amenities and excellent transport links. The property itself is well presented and internal viewing is essential to appreciate the space and potential on offer. The property has an integral garage which has been adapted to incorporate a utility space. Externally there is off road parking and pleasant enclosed rear garden. The property has the added benefit of an intruder alarm system and CCTV.

## GROUND FLOOR

### ENTRANCE HALL

With a central heating radiator, vinyl flooring, stairs to the first floor and internal access door to the garage/utility.

### LOUNGE/DINING



Large main reception space which stretches the length of the property and has double glazed windows to both front and rear allowing the room to fill with an abundance of natural light. Two central heating radiators and an gas fire set within a decorative surround.

### DINING KITCHEN



A fabulous and modern fitted kitchen comprising of a range of wall and base units with contrasting work surfaces over which incorporates a ceramic sink and mixer tap. Integrated appliances include a dishwasher, an electric oven and a 5 ring gas hob with extractor fan over. The kitchen is open to a cosy dining area and the room as a whole has three double glazed windows, two central heating radiators, door to the side elevation and a useful under stairs storage cupboard.

## GARAGE/UTILITY



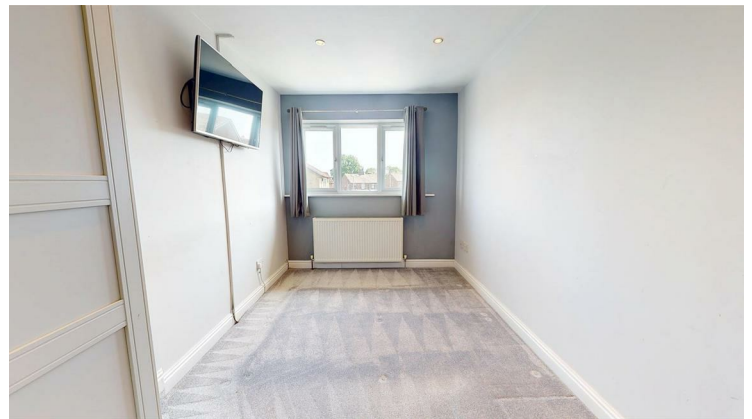
The garage can be accessed internally from the house via a door from the hallway and from the front through a roller garage door. The space can be used as a utility room with fitted cabinets and work tops, sink with tap and plumbing for a washing machine.

## FIRST FLOOR

### LANDING

Access to a boarded loft space via pull down ladder.

### BEDROOM



Double bedroom with a range of wardrobes, a central heating radiator and double glazed window. Access to a boarded loft space via pull down ladder..

### EN-SUITE



Fitted three piece bathroom suite in white comprising of a low

flush wc, hand wash basin on a vanity unit and a bath with shower and screen over. Heated towel rail and a double glazed window.

## BATHROOM

## BEDROOM



To the front elevation with fitted wardrobes, a double glazed window and a central heating radiator.



A stylish shower room with walk in shower area with glass screen. Low flush wc and hand wash basin on a vanity unit. Vinyl flooring, a double glazed window and heated towel rail.

## BEDROOM



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

## EXTERNAL



Sit on a generously sized plot, to the front there is a lawn and a drive leading to the garage. To the rear, an enclosed garden with lawn and patio areas.

## BEDROOM



A good size fourth bedroom with a double glazed window and a central heating radiator.

