



### 53 Cooper Lane, Shelf, Halifax, West Yorkshire, HX3 7RD Offers Over £175,000

HAMILTON BOWER are pleased to offer FOR SALE WITH NO CHAIN this recently modernised TWO BEDROOM TERRACE PROPERTY with off-street parking located in Shelf, Halifax - HX3. With a new kitchen & bathroom, well-presented garden to the rear, and within close proximity to local schools, we expect this property to be popular with first-time buyers seeking a home in the area. Internally comprising; entrance, lounge, kitchen, store, primary bedroom with en-suite shower room, double bedroom, bathroom and loft. Externally the property has recently landscaped gardens with astroturf to the rear, a driveway to the front offering off-street parking, and a front garden with new fencing and flowerbeds. The property benefits from gas central heating and double glazing throughout, we recommend a internal inspection to appreciate all this property has to offer.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY



## GROUND FLOOR

### Lounge



Spacious lounge with a bay window to the front of the property allowing for good natural lighting. With new flooring, central fireplace and ample room for a two/three-piece suite.

### Kitchen



New kitchen to the rear of the property with access to the garden and an accompanying store. The kitchen is fitted with a good range of matching units with complementary worktops and upstands. Appliances include - gas hob with overhead extractor, oven/grill, washing machine, dishwasher. The store offers ample room for kitchen overflow and a dryer if preferable.

## FIRST FLOOR

### Primary Bedroom



Generous primary bedroom to the front of the property with accompanying en-suite shower room. Included with full-length wardrobes and offering ample room for a double bed with side tables.

### En-Suite



New en-suite shower room to the primary bedroom with frosted window. Fitted with a corner shower, new tiling and a wash basin.

### Bedroom



Second bedroom, a double room with a view to the rear of the property. Offering ample room for a double bed, side tables and wardrobes.

### Bathroom

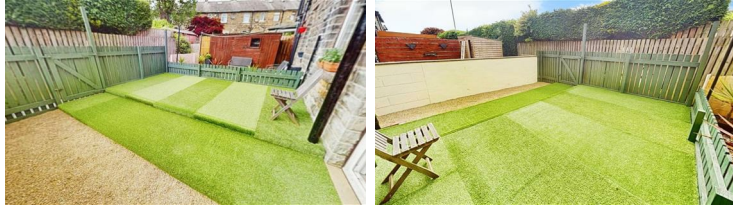


New house bathroom to the rear of the property with frosted window. The bathroom is fitted with new tiling and matching white three-piece suite - bath, wc, wash basin and towel rail.

## EXTERNAL



## Rear



Low-maintenance garden to the rear of the property with access from the kitchen.

Ideal for outdoor seating with an astroturf lawn, pebbled area and gated entrance.

## Front



Recently improved garden to the front of the property with gated entrance to the path.

The garden has a lawned area and space for planted shrubs.

