



15 Burnside Avenue, Shelf, Halifax, HX3 7RA
£235,000

HAMILTON BOWER are pleased to offer FOR SALE WITH NO CHAIN this splendid THREE BEDROOM SEMI DETACHED located in a popular residential area of the much sought after Shelf. The property benefits from modern fixtures and fittings, spacious room sizes, a fantastic south facing rear garden and ample off road parking to the front.

EPC RATING - D

COUNCIL TAX BAND - B

GROUND FLOOR

ENTRANCE HALL

Spacious entrance hallway with tiled flooring, a double glazed window and a central heating radiator.

LOUNGE

Bay fronted lounge with a feature gas fire set within a splendid surround. Double glazed window and a central heating radiator.

DINING KITCHEN

Open to the lounge the dining kitchen provides a great place for a growing family to gather. The kitchen area is fitted with a range of wall and base units with a contrasting work surface over incorporating a Belfast sink and mixer tap. The worktops extend to form a breakfast bar seating area. Integrated electric oven with gas hob and extractor fan over, plumbing for a washing machine, space for a fridge freezer and tiled flooring. The dining area is carpeted, with French Doors opening to the garden and can easily accommodate a large dining table. There is a useful under stairs storage cupboard.

FIRST FLOOR

LANDING

Double glazed window and loft access.

BEDROOM

Double bedroom to the front elevation with a central heating radiator and double glazed window. Walk in closet.

BEDROOM

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

BEDROOM

Good size third bedroom with a double glazed window and central heating radiator.

BATHROOM

Fabulous house bathroom, fitted with a modern suite in white comprising of a low flush wc, hand wash basin, bath and separate shower enclosure. Two double glazed windows, tiled flooring and a heated towel rail.

EXTERNAL

To the front of the property there is a large hard standing area which can accommodate several vehicles. A path to the side leads to a generously sized enclosed, south-facing rear garden with lawns, patio and decking areas.

