



**Greenacres Grove, Halifax, HX3 7RN**  
**Offers Over £270,000**

**E&H** Edkins Holmes  
ESTATE AGENTS



A well-maintained three-bedroom semi-detached dormer bungalow offering practical and flexible accommodation. The property features a spacious dining kitchen, ideal for everyday living, along with comfortable living areas. Upstairs, there are three bedrooms, providing plenty of space for a family or home office.

Externally, the home benefits from a driveway providing off-road parking, a garage, and a garden, offering additional storage and outdoor space for relaxation or gardening. Located in a convenient area of Shelf, the property is close to local amenities, schools, and transport links.

This property provides a ready-to-move-in home with a practical layout, useful outdoor space, and straightforward functionality, making it a sensible choice for a variety of buyers.



**Entrance Hall**  
Radiator. UPVC double glazed window to front elevation.

**Lounge 15'7" x 12'4" (4.760 x 3.781)**  
Electric fire. Radiator. UPVC double glazed window to front elevation.

**Dining Kitchen 8'8" x 15'3" (2.659 x 4.658)**  
Fitted kitchen with wall and base units. Breakfast bar. Composite sink. Electric oven. Electric hob. Plumbing for washing machine. Understairs cupboard. Radiator. UPVC double glazed door to rear elevation. UPVC double glazed window to rear elevation.

**Landing**  
Stairs leading from entrance hall. Loft access. Cupboard. UPVC double glazed window to side elevation.

**Bedroom One 11'4" to wardrobes x 8'9" (3.459 to wardrobes x 2.673)**  
Fitted wardrobes. Radiator. UPVC double glazed window to front elevation.

**Bedroom Two 10'8" x 8'11" (3.253 x 2.730)**  
Radiator. UPVC double glazed window to rear elevation.

**Bedroom Three 8'7" x 8'6" (2.629 x 2.606)**  
Radiator. UPVC double glazed window to front elevation.

**Bathroom**  
Wash hand basin. Low flush W.C. Spa bath with mixer taps and shower over. Fully tiled. Chrome towel radiator. Extractor fan. UPVC double glazed window to rear elevation.

**Front Garden**  
Open lawn garden.

**Rear Garden**  
Enclosed lawn and patio garden.

**Garage**  
Single garage.

**Parking**  
Driveway parking.

**Council Tax Band**  
C

**Location**  
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:  
varieties.slim.basic

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