Peter David Properties Ltd

Residential Sales and Lettings



21 Carr House Lane

Halifax, HX3 7RB

£170,000

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Shelf, Halifax, HX3 7RB

£170,000







Nestled on Carr House Lane in the charming area of Shelf, Halifax, this deceptively spacious three-bedroom true bungalow presents an excellent opportunity for those seeking a comfortable and modern home. Recently redecorated to a high standard, the property boasts a contemporary kitchen and bathroom, ensuring a stylish living experience.

The bungalow features three well-sized bedrooms, providing ample space for family living or accommodating guests. The spacious living room serves as a welcoming hub for relaxation and socialising, making it an ideal setting for both quiet evenings and entertaining friends.

One of the standout features of this property is the low-maintenance garden at the front, which acts as a perfect sun trap. This delightful outdoor space allows you to enjoy the sunshine without the burden of extensive gardening, making it a practical choice for hassle-free lifestyles.

Conveniently located, the bungalow is within walking distance of essential transport links and supermarkets, ensuring that daily amenities are easily accessible. This prime location enhances the appeal of the property, making it an ideal choice for families, professionals, or retirees alike.

In summary, this well-presented bungalow combines modern living with practicality, all set in a desirable location. It is a must-see for anyone looking to make a new home in Halifax.

Entrance Porch
An entrance porch with tiled flooring which leads in from the front of the home providing access to the kitchen and giving space to hang coats.

Kitchen
With white base and wall units providing ample storage space, the kitchen has tiled flooring and a light neutral colour scheme with white walls and cream tiled splashbacks. The kitchen features a built in fridge and freezer, oven and hob, and a stainless steel sink and drainer which overlooks the front garden.

Hallway
A spacious inner hallway leads onto the living room, bedrooms and bathroom and provides additional space for furniture and the potential to use as a desk or study space.

Living Room
A spacious living room which continues with the white colour scheme. The room overlooks the front aspect and has a feature gas fireplace as the focal point.

Bathroom
A three piece bathroom suite with a bath tub, hand basin, w/c and over bath shower The bathroom is part tiled and also features a cupboard with plumbing and space for a washing machine and tumble dryer.

Bedroom One
A well sized double bedroom with built in wardrobes to the rear of the home.

Bedroom Two
A double bedroom with white walls and beige carpet to the rear which could also easily be used as a dining room should you wish.

Bedroom Three
A smaller double bedroom to the rear of the home with white walls and beige carpet.

External
The property has a south facing low maintenance garden

space to the front with artificial lawn and plants to the borders.

Directions
For Satnav please use the postcode HX3 7RB

Viewings
Viewings are strictly by appointment only. Please contact Peter David

Mortgages
We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

PLEASE NOTE
1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 + VAT (£30 total) per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.






Road Map



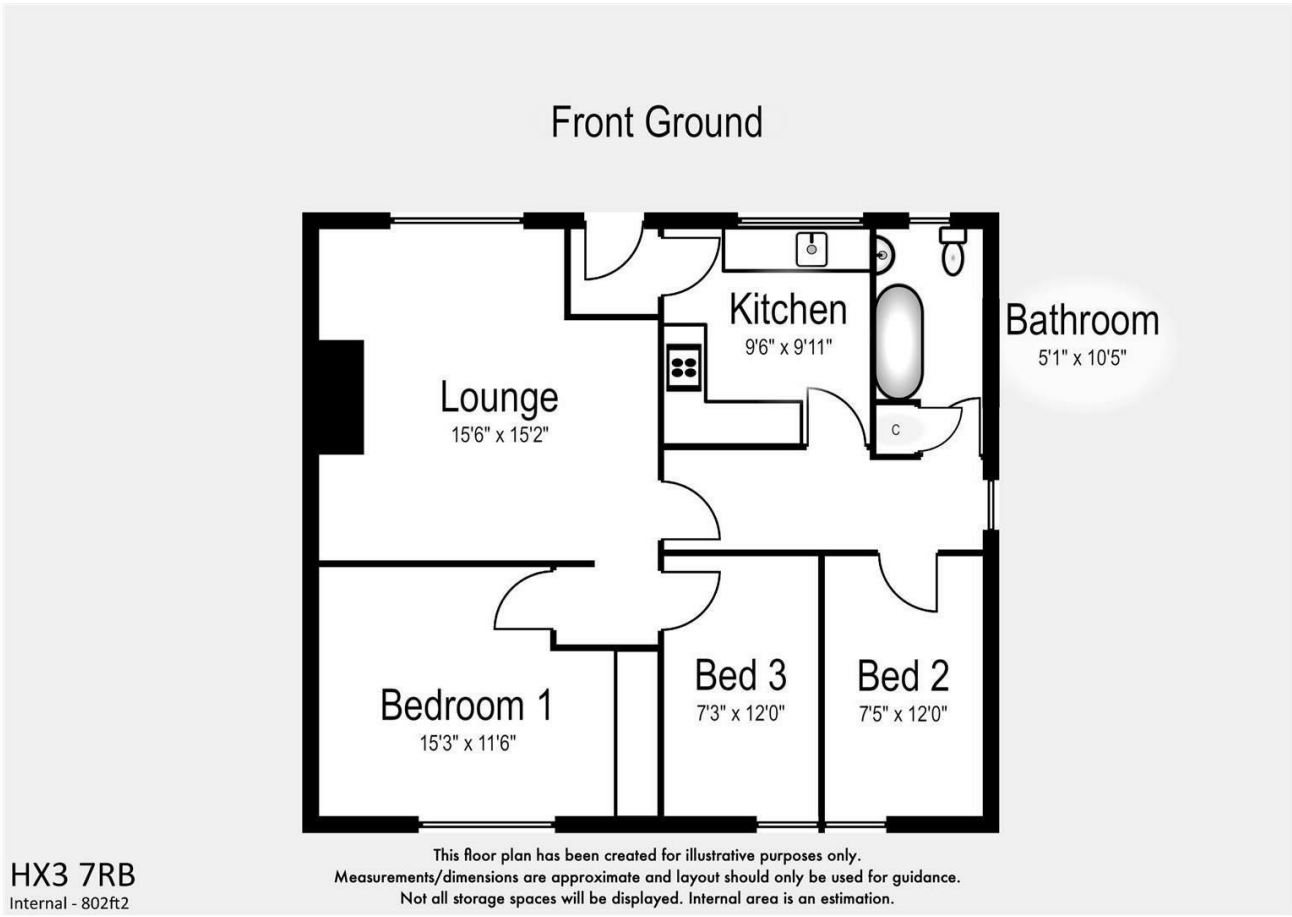
Hybrid Map



Terrain Map



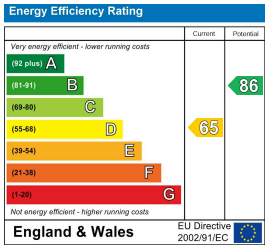
Floor Plan

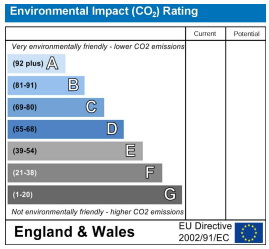


Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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