



Greenacres Grove, Halifax, HX3 7RN
Offers Over £265,000

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

Disclaimer
DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.







