

MARSH & MARSH PROPERTIES

3 Glencoe, Shelf, HX3 7PG

£195,000



Situated in the Shelf village, nestled away on a quiet and private cul-de-sac, is this two bedroomed, end enclosed, terraced property. This is the perfect home for any first-time buyer or small family. Its charming presentation and well-connected location, whilst being in its private setting, offers a unique opportunity for someone looking for that special something. The house features private parking for two cars, to the front elevation, with a pebbled garden that could offer additional parking should it be required. To the front is an enclosed garden with patio and lawn offering a charming space to sit out and relax. To the rear is a plot of land that currently has planning permission for a single storey side extension.

Internally the property has plenty on offer, with large rooms throughout, in a well-presented condition, offering any potential purchaser the ability to move in with little work required. The house has an eclectic décor with cottage features that complement the modern features and colour scheme. With a spacious living room, open and highly functional dining kitchen, two bedrooms, house bathroom, large attic room (utilised as an occasional bedroom) and a carpeted storage cellar. From the moment you step inside you will immediately be impressed with this charming home.

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The property benefits from a well-connected location with Shelf village being within easy walking distance. The property is also close to local primary and secondary schools. Halifax town centre is just a short drive away, providing excellent shops and services including access to its train station, providing regular rail connections to the surrounding area, including the Grand Central train service. The property also benefits from being within 12 minutes' drive from the M62 motorway, providing quick and easy access to the major cities of Leeds, Bradford and Manchester.

Owing to the numerous fantastic features on offer with this property an internal inspection is essential in order to fully appreciate this exciting opportunity.

From the front of the property a wooden door opens into the

LIVING ROOM



A warm and welcoming living room that offers a fantastic first impression from the moment you step inside. The room is bathed in natural light owing to the uPVC double glazed windows to the front elevation and lit by a central light fitting and

ceiling inset spotlights. A wood burning stove, on a stone hearth and with wooden mantelpiece, creates a fantastic feature for the whole room. With a feature wooden floor, cornice to ceiling, central ceiling rose, double radiator, traditional style radiator and television access point.



From the living room a wooden door opens into the

DINING KITCHEN



A delightful cottage style kitchen that offers plenty of space for a large style family dining table to the centre of the room creating the ideal place for family gatherings or entertaining. A set of solid wood work surfaces, to two walls, offers ample

work space, all with over and under counter cupboards and drawers. A beamed ceiling offers a charming addition to the room and a wooden door provides access to the rear of the property. With a Stoves range cooker (nestled into the alcove), extractor hood, wooden mantelpiece feature, uPVC double glazed window to the rear elevation, central light fitting, under cupboard lighting, wooden floors, double radiator, space for a fridge/freezer, plumbing for a dishwasher, space for a washing machine, porcelain sink and stainless-steel mixer tap.



From the interconnecting hallway, between the living room and dining room, a set of carpeted stairs lead up to the

LANDING

With a single radiator, carpeted floor, two central light fittings and a uPVC double glazed window to the side elevation.

From the landing wooden doors open into

BEDROOM 1



A large master bedroom that offers ample space for a king sized bed along with a set of fitted wardrobes to one side. The room features a cast iron open fireplace and a beamed ceiling that creates a charming cottage feel. Two uPVC double glazed windows, to the front elevation, provides ample natural light. With a carpeted floor, central

light fitting and double radiator.

BEDROOM 2



A generous second bedroom that is an ideal guest room, child's bedroom or work from home office space. With a carpeted floor, central light fitting, uPVC double glazed window to the rear elevation and double radiator.

BATHROOM



A well laid out house bathroom that makes excellent use of the space on offer to create a highly functional room. With a large corner Jacuzzi bath, pedestal washbasin, close coupled toilet, corner shower cubicle, frosted uPVC double glazed window to the rear elevation, tiled floor, tiled walls and central light fitting.

From the landing a spiral paddle staircase leads up to the

ATTIC ROOM

An excellent addition to the property offering a fantastic usable space that could be an occasional bedroom. The attic room is lit via numerous ceiling spotlights, has a beamed ceiling, carpeted floor and features a Velux window to the front elevation. The attic room has eaves storage to

both sides accessed via wooden doors.



From the kitchen a wooden door opens onto a small area that houses the boiler and dryer as well as having a uPVC double glazed window. From here stone stairs lead down to the

CELLAR



An excellent addition to the property, the cellar is completely dry and features a carpeted floor. An ideal storage space or workshop that offers a variety of uses. With storage alcove, shelving and central light fitting.

GARDENS

To the front of the property is a patio and lawned

garden, enclosed by wooden fence and stone wall creating a charming space to sit out and relax. From the edge of the garden is a pebbled area, the pebbled section has a wooden wood-store and can also be used as additional parking.



PARKING



To the front of the property is private parking for 2 cars.

PLANNING PERMISSION



There is planning permission for the property to have a single storey extension, to the side elevation, on its patch of land. The land has been prepared in lieu of building work:

23/00541/HSE

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of

uPVC double glazing and gas central heating.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

DIRECTIONS

Google Plus Code: Q54P+5W6 Halifax

What3words: ///joined.amount.unity

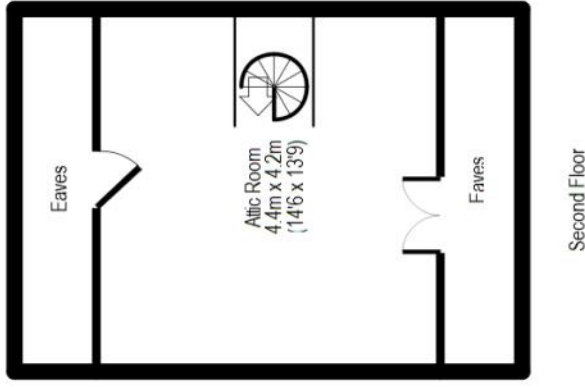
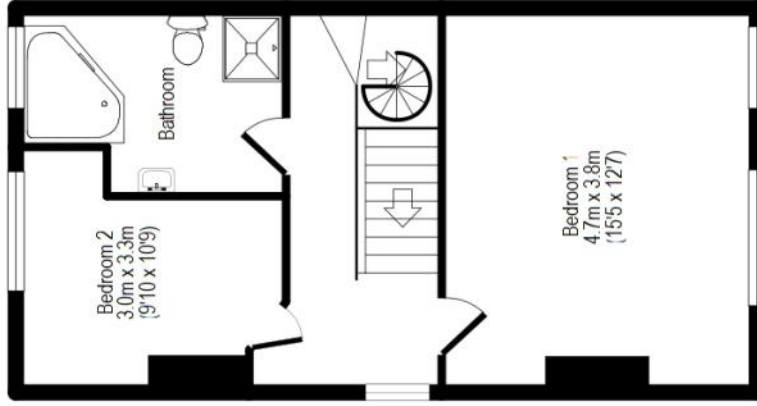
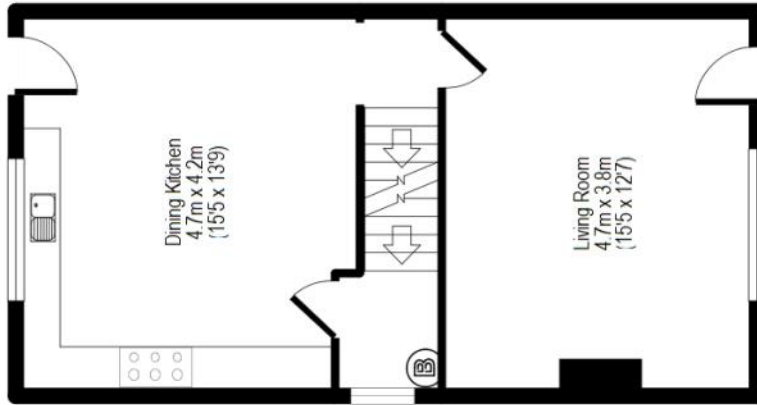
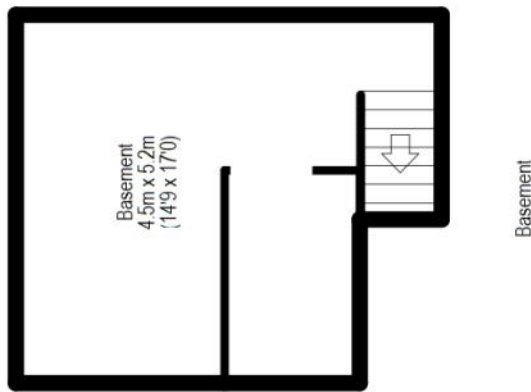
For sat nav users the postcode is: HX3 7PG

MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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APPROX GROSS INTERNAL FLOOR AREA: 134 sq. m / 1441 sq. ft

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