

# MARSH & MARSH PROPERTIES

*17 Burned Road, Shelf, HX3 7PT*

*£295,000*



An exciting and rare opportunity to own a fully renovated, three bedroomed, semi-detached, bungalow, located in the highly sought after Shelf village. The property is also offered with the added advantage of being NO CHAIN. Positioned in a semi-rural setting, benefitting from fantastic views over fields, to the front elevation, creating a charming outlook for the property. The house is set on a corner plot and, therefore, offers fantastic surrounding gardens with lawns, patio and greenhouse creating the ideal place to sit out and relax. Owing to the bungalow's position it features two driveways, to the front and side elevations, in addition to a single garage to the front elevation. From the moment you arrive you will immediately notice the fantastic opportunity this property presents. Due to its corner plot it could also potentially be extended, planning dependant.

Internally the property is presented in a beautiful condition, having a neutral and clean décor throughout, presenting the ideal opportunity for a prospective buyer to move in with no work required. The house is light and bright owing to its large windows throughout. With its spacious living room, well-appointed kitchen, three good sized bedrooms and a well-presented house bathroom. The house also features a part boarded loft space that offers additional storage.

*Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES*

*Tel: 01422 648 400*

*info@marshandmarsh.co.uk*

*www.marshandmarsh.co.uk*

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 whole host of features on offer with this property, its sought after location and charming outlook, all with the added benefit of being NO CHAIN, an appointment to view is essential.

From the rear of the property a composite door opens into the

### KITCHEN



This beautifully presented kitchen creates an ideal first impression as you step inside the property. Its dual aspect uPVC double glazed windows bathe the whole room in natural light. The kitchen has a

“U” shaped set of laminated work surfaces with under and over counter cupboards and drawers. With an integrated hob, stainless steel extractor fan, integrated oven, double radiator, plumbing for a washing machine, vinyl floor, ceiling inset spotlights, space for a fridge/freezer and a stainless steel 1 ½ sink with a stainless steel mixer tap.



From the kitchen a wooden door opens into the

### HALLWAY

A spacious hallway that provides access throughout the remainder of the property. With a carpeted floor, two double radiators and two central light fittings.

From the hallway wooden doors open into the

### LIVING ROOM

A large living room that presents plenty of space for a three piece suite. The living room is also dual aspect owing to the uPVC double glazed bay window to the front elevation, and the uPVC double glazed box bay window to the side elevation, again offering plenty of natural light for the whole room. A gas fireplace, on a granite hearth and with wooden mantelpiece, offers a

charming feature for the whole room. With a carpeted floor, central light fitting, two single radiators and a television access point.



### BEDROOM 1



A spacious master bedroom that offers space for a king sized bed along with additional bedroom furniture. With a carpeted floor, single radiator, uPVC double glazed window to the rear elevation and central light fitting. The master bedroom provides access to the loft via a hatch.



### BEDROOM 2



A well-presented second bedroom that also offers space for a king sized bed along with additional furniture. With a carpeted floor, single radiator, uPVC double glazed window to the front elevation and central light fitting.

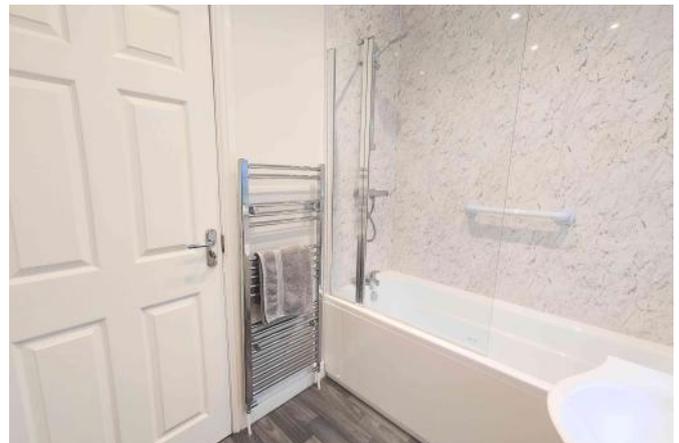


### BEDROOM 3



Previously utilised as a studio owing to the installed laminated work surfaces to one side, the third bedroom offers ample space and features a wall length set of fitted sliding wardrobes presenting additional storage space. With a carpeted floor, single radiator, central light fitting and a uPVC double glazed window to the side elevation.

### BATHROOM



An immaculately presented house bathroom that features a panel bath, over bath shower, glass splash guard, vanity inset washbasin, close coupled toilet, panelled walls, vinyl floor, ceiling inset spotlights, frosted uPVC double glazed window to the side elevation and a stainless steel towel radiator.

### GARDENS



The house benefits from surrounding gardens owing to its corner location. The gardens are lawned to two sides with border that certainly enhances the kerb appeal of the property and presents an ideal place to sit back and relax. To the rear of the property is a tarmac patio offering

additional seating space. The garden also features a greenhouse to the rear of the garage.



## PARKING & GARAGE



There are two driveways, one to the front elevation and one to the rear, offering ample parking for 4+ cars.

To the rear of the front driveway is a single garage offering additional secure parking or storage space.



## 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.

### **LOCATION**

What3words: ///zone.cave.bands

Google Plus Code: Q55P+CW9 Halifax

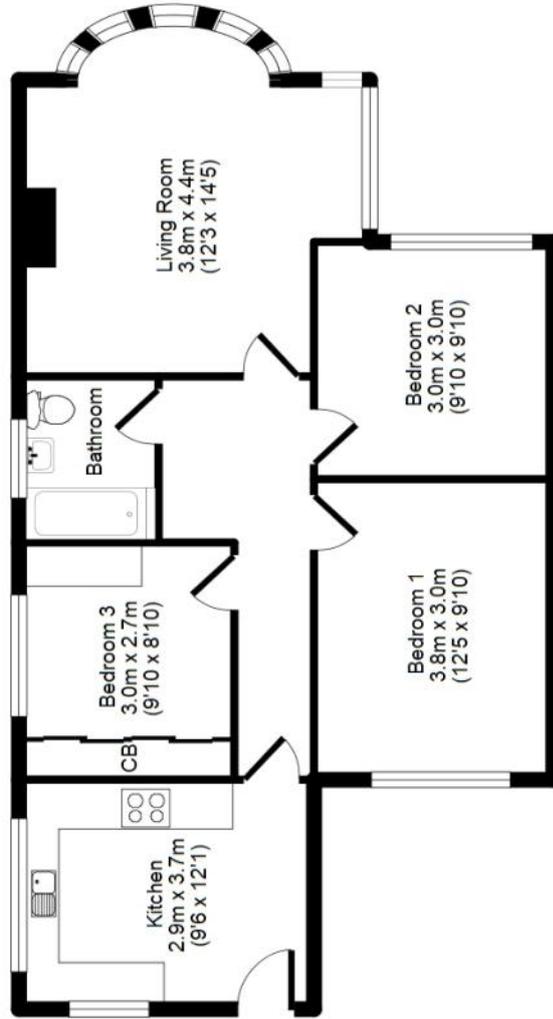
For sat nav users the postcode is: HX3 7PT

### **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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## 17 Burned Road, Shelf, HX3 7PT



APPROX GROSS INTERNAL FLOOR AREA: 67 sq. m / 721 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

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