



20 Broad Ings Way

Shelf, Halifax, HX3 7NJ

£280,000



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Nestled in the charming area of Broad Ings Way, Shelf, Halifax, this splendid detached family home offers a perfect blend of modern styling and comfortable living. With three well-proportioned bedrooms, this property is ideal for families seeking space and convenience.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining guests. The interior is tastefully decorated throughout, creating a warm and welcoming atmosphere that you will be proud to call home.

The property boasts a well-appointed bathroom, ensuring that all family members have their own space to unwind. The modern design elements throughout the house enhance its appeal, making it a delightful place to live.

Outside, you will find a private enclosed garden, perfect for children to play or for hosting summer barbecues with friends and family. Additionally, the property features a garage for storage, along with two spaces on the driveway, providing convenient parking options.

This large three-bedroom detached home is not just a property; it is a lifestyle choice, offering comfort, style, and practicality in a sought-after location. Whether you are looking to settle down or invest, this home is sure to meet your needs. Don't miss the opportunity to make this beautiful house your new home.

Living Room

A generous living room with ample space overlooking the front of the home with double doors leading into the dining room.

Dining Room

A stylish dining room, featuring an elegant paneling effect on the walls, leading through into the kitchen.

Kitchen

A well-equipped kitchen, which boasts matching wall and base units, complemented by a tasteful tiled splashback. It is fitted with an inset stainless steel sink and drainer, a gas hob, an extractor fan, and an electric oven, making it a practical space for culinary enthusiasts.

Utility

Conservatory

A lovely conservatory, which serves as a suntrap, allowing natural light to flood in. The French doors open out into the garden, creating a seamless connection between indoor and outdoor living.

Garage

Bedroom One

A spacious double bedroom featuring built-in up and over wardrobes and a lovely window that overlooks the front of the home.

Bedroom Two

The second double bedroom features built-in wardrobes and a window that overlooks the serene rear garden, providing a peaceful retreat.

Bedroom Three

A single bedroom featuring built-in wardrobes and storage space, overlooking the rear garden.

Bathroom

A contemporary tiled bathroom, complete with a sink and shower, ensuring a stylish and functional space.

External

The exterior of the property benefits from a front lawn adorned with raised beds that add a touch of greenery and charm. The private rear garden, complete with a patio,

offers a serene outdoor space for enjoying sunny day. A driveway for parking for two vehicles, along with a garage.

Directions

For Satnav please use the postcode HX3 7NJ

Viewings

Viewings are strictly by appointment only. Please contact SW Property.

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.

DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.



[illegible]

A satellite map of Shelf, North Carolina, showing the location of the study area marked by a red pin. The map includes labels for 'SHELF' and 'fax Rd'.

A map snippet from Google Maps showing the location of Shelf, Alabama. A red location pin is placed on a road, with the word "SHELF" written in black capital letters next to it. The map features a blue line representing a river or major road, green areas for vegetation, and grey lines for other roads. The Google logo is visible in the bottom left corner, and the text "Map data ©2025 Google" is in the bottom right corner.

Peter David Properties

Front Ground

The Front Ground floor plan includes the following rooms and dimensions:

- Garage: 8'6" x 6'4"
- Lounge: 11'7" x 16'2"
- Dining: 15'1" x 8'0"
- Kitchen: 10'11" x 9'10"
- Utility: 8'6" x 10'8"
- Conservatory: 16'9" x 9'4"
- Storage: Located between the Garage and Lounge.
- WC: Located between the Utility and Kitchen.

1st Floor

The 1st Floor plan includes the following rooms and dimensions:

- Bed 1: 8'0" x 13'0"
- Bed 2: 8'0" x 11'5"
- Bed 3: 6'10" x 9'9"
- Bathroom: 6'8" x 6'3"
- Wardrobe: Three wardrobes are shown, one in each bedroom.

This floor plan has been created for illustrative purposes only.

Measurements/dimensions are approximate and layout should only be used for guidance.

Not all storage spaces will be displayed. Internal area is an estimation.

HX3 7NJ

Internal - 1189ft²

Please contact us on 01422 415776 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating

Very energy efficient - lower running costs

Current: 77, Potential: 64

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Current: 77, Potential: 64

Not environmentally friendly - higher CO₂ emissions

These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.