



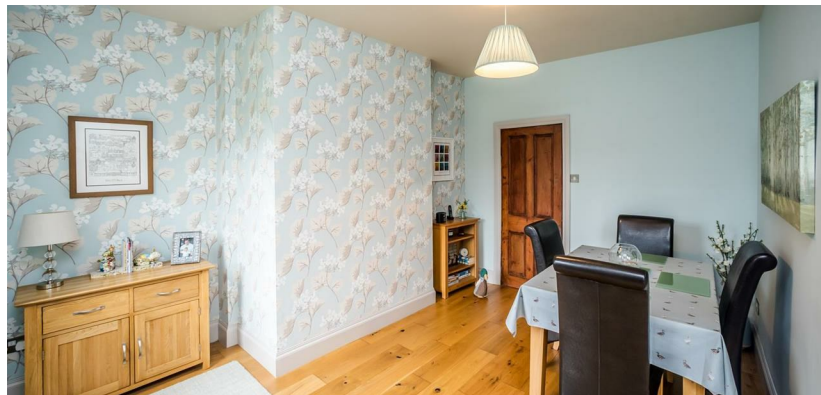
## 20 Shelf Moor Road, Halifax, HX3 7PL

Offers Over £265,000



## 20 Shelf Moor Road, Halifax HX3 7PL

A charming four-bedroom end terrace property situated in the popular village of Shelf. The property has a garage and off road parking.



**Entrance hall**  
Carpeted flooring, leading to living room, dining room and kitchen

**Living room**  
Carpeted flooring with UPVC windows with views overlooking the front garden. Feature fireplace with granite surround and hearth.

**Dining room**  
Wooden flooring with space for a large dining table and chairs. UPVC window with views to the rear garden. Door leading to porch and rear garden

**Storm Porch**  
UPVC door with two UPVC windows, tiled floor and a doorway to dining and kitchen area, doorway leading to rear garden.

**Kitchen**  
Fully fitted kitchen range of floor and wall-mounted storage units. Integrated fridge freezer, double oven with a four-ring hob and extractor fan. UPVC window overlooking the rear garden. Dishwasher and washing machine. Storage area with shelving and a door leading to the cellar.

**Keeping Cellar**

**First-floor landing**

Carpeted flooring and doors leading to the bedrooms, bathroom and stairs to the second floor.

**Bathroom**  
Panelled bath with a shower attachment above. Pedestal sink, low level flush WC and bidet . Frosted glass UPVC window to the rear.

**Master Bedroom**  
Good sized double bedroom with lovely views to the rear. Benefitting from built-in wardrobes and built-in

vanity-style cupboard area with drawers. UPVC window .

**Bedroom Two**  
Double-size room with ample space for free standing furniture. UPVC window and views overlooking the front of the property.

**Second-floor landing**

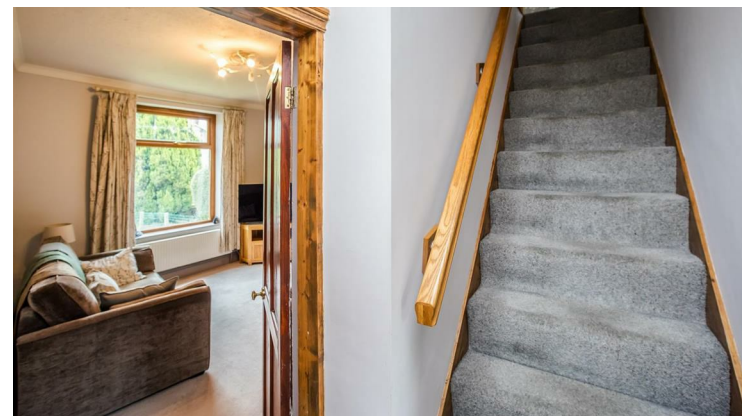
**Bedroom Three**  
Double room, carpeted flooring with a window and views to the rear of the property. Currently being used as a home office.

**Bedroom Four**  
Good sized double-size room with ample space for freestanding furniture. Carpeted flooring and a Velux roof window.

Well maintained private lawn garden area to the front of the property. The rear of the property comprises of an enclosed garden and patio. Alongside there is a detached double garage half of which has been converted into secure storage complete with an electric supply. The property also benefits from off street parking for two vehicles.

**Agent Notes & Disclaimer.**

The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.







## Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.