



14 Sun Wood Avenue, Halifax, HX3 7JY

£270,000

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A beautiful three-bed semi-detached family home located in the popular village of Shelf. The property has a large driveway and a stunning landscaped garden.



Council Tax Band: C



Kitchen - Spacious modern fitted kitchen with a range of floor wall-mounted storage units. Island for extra worktop space. UPVC windows with views overlooking the rear garden. Integrated oven, microwave and induction hob. Stainless steel extractor fan. Sink mixer tap and draining board.

Living Room - Family-size lounge area which hosts a fully functional gas fireplace. Ample space for sofa suites and free-standing furniture. UPVC bay window with views to the front of the property.

Dining Area - Leading on from the kitchen there is ample space for a large family dining table and chairs. Access to the rear garden through the conservatory which floods the dining area with plenty of natural light.

Conservatory - Heated conservatory with large windows showing of the rear landscaped family garden. Plenty of natural light and space for seating arrangements.

Landing - Carpeted landing leading to the master bedroom, second bedroom, third bedroom and house bathroom. Loft access is above, which can be used for additional storage and has the height to stand up.

Master Bedroom - A large double bedroom with space for additional free-standing furniture with plenty of fitted storage to allow a minimalistic feel.

House Bathroom - Delightful space with massage jets and bar mixer shower tap. Toilet with low-level flush and vanity wash basin. Frosted glass and towel heater.

Bedroom Two - A carpeted double bedroom with space for additional free-standing furniture with plenty of fitted storage to allow a minimalistic feel.

Bedroom Three - Carpeted bedroom with UPVC windows with views to the front of the property.

Outside - To the front of the property, there is a private driveway with a fully wired garage. The driveway leads directly into the rear garden. At the rear of the property, there is a well-landscaped garden. The garden has many features such as a flagged family sitting area and large grass lawn.

Agent Notes - 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.





