



107a Shelf Hall Lane, Halifax, HX3 7LT

£525,000

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This well-appointed detached 4-bedroom bungalow is now on the market, offering a wealth of features including a single garage, study, utility room, separate kitchen, and dining room. With a private south-facing rear garden and a spacious driveway accommodating multiple vehicles, this property is perfect for those seeking a comfortable and versatile living space.



Council Tax Band: D



Ground Floor:

Entrance

The property opens into an inviting entrance porch and hallway, providing access to various rooms within the bungalow.

Study/ Bedroom Four

Located on the left, the study features a front-facing window and is currently utilised as a home office. This room could also serve as an additional bedroom if desired. Fitted with LVT flooring for a modern and durable finish.

Kitchen

To the right, the kitchen is equipped with a range of wall and base units, offering ample storage. The space includes a large front-facing window that fills the room with natural light. The kitchen is fitted with laminate flooring and integrated appliances such as a dishwasher, ICDIAN oven and grill, and a 5-ring gas hob with further space for a free-standing American-style fridge-freezer and table.

Utility Room

The utility room offers plumbing for a washing machine and direct access to the garage, where additional storage and the dryer are located.

Dining Room

The dining room features a side-facing window and sliding doors that open onto the rear garden, creating a seamless indoor-outdoor living experience.

Lounge

The lounge is a family-sized space, complete with a gas fireplace and sliding doors leading to the rear garden, perfect for relaxing and entertaining.

Bathroom

The hallway leads to a well-appointed bathroom, which includes a bath, separate bar mixer shower cubicle, WC, hand wash basin, and an obscured side-facing window.

Bedroom One - Master Room

King sized bedroom with side facing window looking over the garden space. Allows plenty of natural light. Space for free standing furniture.

Bedroom Two

Double bedroom with garden view. Space for free standing furniture.

Bedroom Three

Double bedroom with garden view. Space for free standing furniture.

Exterior:

Garden

The property boasts a private, south-facing garden, ideal for enjoying sunny days and outdoor activities.

Garage and Parking

The single garage provides secure parking and additional storage, while the extensive driveway can accommodate multiple vehicles. The property also includes an electric charging point for added convenience.

Additional Information

The bungalow is within Council Tax Band D, and the boiler is only 7 years old, with regular annual servicing.

This versatile bungalow offers a blend of comfort, practicality, and modern living, making it an ideal home for a variety of buyers. Don't miss the opportunity to view this exceptional property.

Agent Notes & Disclaimer.

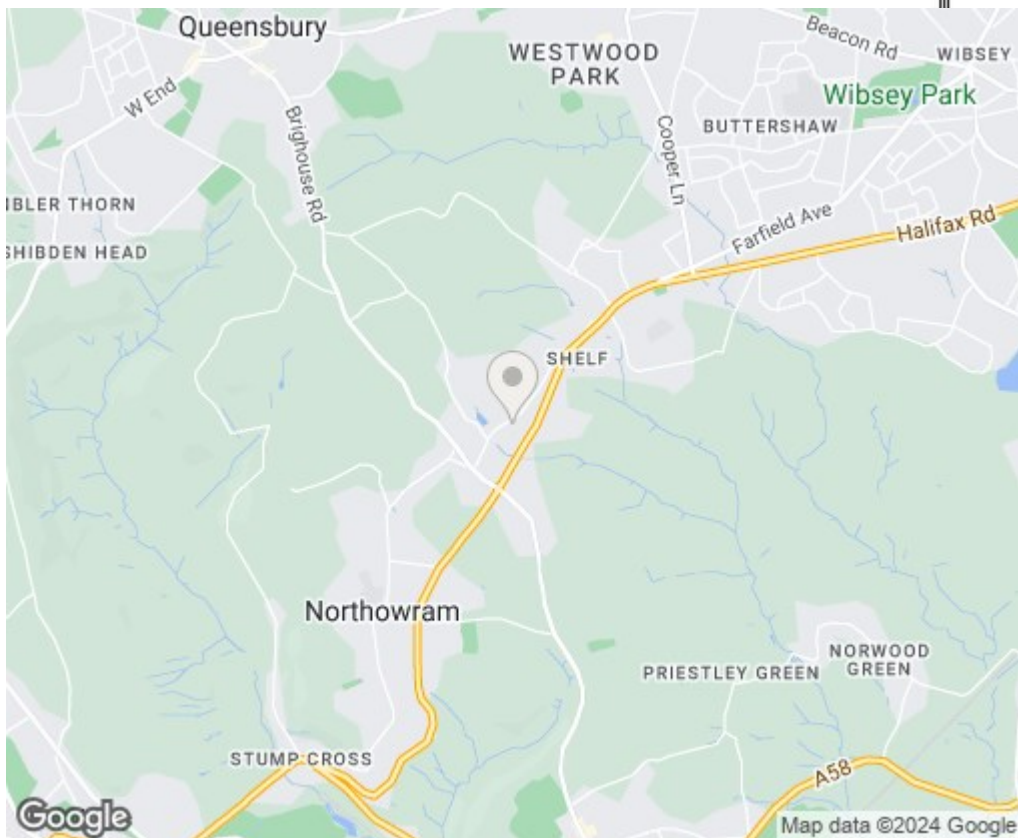
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Bedroom

4.68m x 3.64m



Lounge

5.77m x 5.63m

Dining

5.63m x 4.13m

Garage

5.31m x 2.61m

Study

3.4m x 3.00m

Kitchen

5.43 x 2.89m