



61 Brow Lane, Shelf, Halifax, HX3 7QL

£150,000



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This delightful 2-bedroom end terrace house is perfect for first-time buyers, offering the largest garden on the row and a range of modern features throughout. Situated at a great price, this home combines comfortable living spaces with a beautiful outdoor retreat.



Council Tax Band: A



Entrance Porch: The property opens into a convenient entrance porch, providing space for shoes and coat storage, leading into the living room.

Living Room: The spacious living room boasts a large front-facing window, allowing plenty of natural light to flood the space. It features carpet flooring, fitted within the last 5 years, and a cozy electric fireplace, perfect for relaxing evenings.

Kitchen: Recently renovated, the kitchen comes equipped with top-of-the-line integrated appliances, including an induction hob, oven, sink, tap, drainer, and a rear-facing window. The stylish space is finished with tiled splashback and flooring, and offers plenty of storage with a range of wall and base units.

First Floor:

Master Bedroom: The master bedroom is a generous king-size room with a large rear-facing window and ample storage. The hallway also includes integrated storage and wardrobe space, maximizing the available area.

Bedroom Two: A single bedroom with carpet flooring and a front-facing window, offering space for a single bed and drawers, making it an ideal guest room, office, or nursery.

Bathroom: The bathroom comprises a panelled bath with shower attachment, WC, hand wash basin, and an obscured rear-facing window for privacy.

External Features:

Large Private Garden: The property's standout feature is the expansive garden, which is the largest on the row. The garden includes a patio area, perfect for outdoor furniture and entertaining, as well as a well-maintained lawn, ideal for gardening enthusiasts. Mature shrubs and trees surround the garden, offering privacy and a tranquil atmosphere.

Additional Storage: A built-in shed on the side of the house provides extra storage space for gardening tools and other essentials.

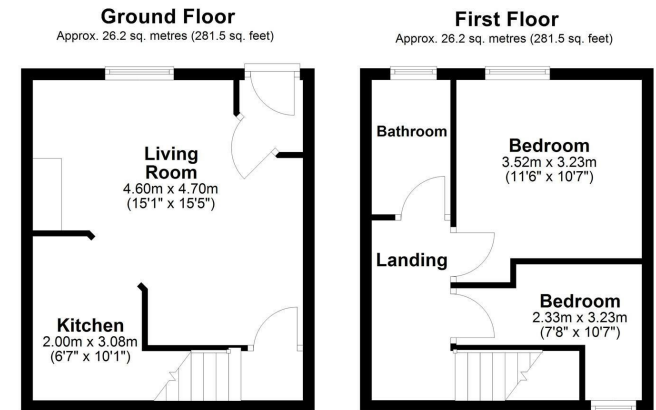
This wonderful home offers a blend of modern living with a peaceful, outdoor sanctuary. With its generous garden, updated kitchen, and cozy living spaces, it's a perfect opportunity for first-time buyers to secure their dream home.

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.







Total area: approx. 52.3 sq. metres (563.0 sq. feet)

