17 Beechwood Avenue, Shelf, Halifax, HX3 7ND

£235,000

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This charming 3-bedroom semi-detached property offers generous living space, a large enclosed wrap-around garden, a detached garage for storage, and ample on-street parking. Perfect for families or those seeking a spacious home, this property combines modern amenities with comfort and privacy, situated just around the corner from a primary school.

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Council Tax Band: C
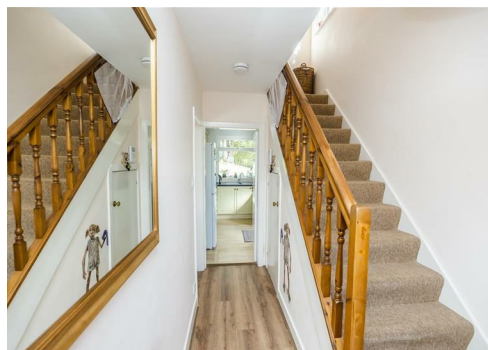
Entrance Hall: The property opens into a welcoming entrance hall, featuring stairs to the first floor, a handy understairs storage cupboard, and access to the living room, dining room, and kitchen.

Living Room: The front-facing living room boasts a large window allowing for plenty of natural light, a feature gas fireplace, and stylish wooden laminate flooring. An archway leads to the open-plan dining room, creating a spacious flow between the two areas.

Dining Room: This bright dining space includes sliding doors that open directly to the rear garden, providing easy access for outdoor dining. An alcove connects the kitchen for a seamless transition of meals to the dining table.

Kitchen: The kitchen features a range of wall and base units, providing ample storage and space for freestanding appliances. It also includes a sink with a tap and drainer, a rear-facing window overlooking the garden, and a side door offering access to the front, side, and rear of the property.

First Floor:

Master Bedroom: The master bedroom is a spacious king-size room complete with built-in storage to maximize space, a front-facing window allowing natural light to flood in, and cozy carpet flooring. New radiators have also been installed for added comfort.

Second Bedroom: This generous double bedroom offers space for a double bed and wardrobes, a rear-facing window, and carpet flooring. It also features a new radiator for improved heating.

Third Bedroom/Office: The third bedroom, located on the second floor, is currently used as an office. It includes eaves storage, carpet flooring, and a Velux window to the rear, making it a bright and functional space.

Additional Features:

The chimney has recently been repointed and fitted with a cowl for improved maintenance.

New windows were installed just 4 years ago.

The property is fitted with an alarm system as well as front and rear sensor security lights for added peace of mind.

External Features:

Rear Garden: The large, private rear garden is fully enclosed with fencing and mature greenery for privacy. It boasts a spacious patio area perfect for outdoor furniture, with a well-maintained lawn.

Side Garden: The south-facing side garden enjoys sunlight throughout the day, featuring an outdoor tap, gravel section perfect for entertaining, and additional space for outdoor furniture.

Detached Garage and Shed: Detached single garage provides excellent storage space for outdoor items. The property also includes a shed for additional storage needs.

Under-House Storage: A secure door at the side of the house provides access to under-house storage, ideal for additional storage solutions.
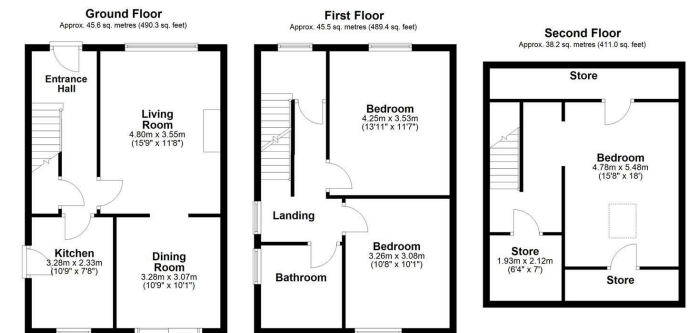
This fantastic family home is situated in a convenient location, just a short walk from a local primary school, offering modern amenities, outdoor space, and excellent storage.

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.

Ground Floor
Approx. 45.6 sq. metres (490.3 sq. feet)

Entrance Hall

Living Room
4.80m x 3.55m
(15'9" x 11'8")

Kitchen
3.28m x 2.33m
(10'9" x 7'8")

Dining Room
3.28m x 3.07m
(10'9" x 10'1")

First Floor
Approx. 45.5 sq. metres (489.4 sq. feet)

Bedroom
4.25m x 3.53m
(13'11" x 11'7")

Landing

Bedroom
3.26m x 3.08m
(10'8" x 10'1")

Bathroom

Second Floor
Approx. 38.2 sq. metres (411.0 sq. feet)

Store

Bedroom
4.78m x 5.48m
(15'8" x 18')

Store
1.93m x 2.12m
(6'4" x 7')

Store

Total area: approx. 129.2 sq. metres (1390.7 sq. feet)

SHELF

Google

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