



## 18 Ing Head Terrace, Shelf, Halifax, HX3 7LB

Offers In The Region Of £240,000

- End stone terrace with character and charm
- Three bedrooms including flexible third bedroom/office
- Wood-burning stove in lounge
- Immaculate Front and rear gardens
- Spacious kitchen diner with French doors to garden
- Excellent location for local amenities



# 18 Ing Head Terrace, Halifax HX3 7LB

End Stone Terrace in Shelf – Beautifully Presented Home with Gardens front and rear.

This charming end stone terrace has been thoughtfully modernised while retaining its character features, making it an ideal home for first-time buyers or couples. Situated close to the amenities of Shelf, with excellent transport links to Halifax, Brighouse and the motorway network, the property also enjoys easy access to scenic rural walks in Coley and the surrounding countryside.



Council Tax Band: B



This extremely well-presented home combines modern living with character appeal and is perfectly suited to those seeking a first home or a stylish downsize in a sought-after location.

## GROUND FLOOR

On entering through the hallway, you are welcomed into a bright and inviting lounge featuring a large bay window, a wood-burning stove with oak mantle, and bespoke display shelving. An under stairs cupboard provides useful storage and houses the consumer unit.

To the rear, a spacious kitchen diner offers cream fitted units, a breakfast area, and space for freestanding appliances and cooker, with the boiler neatly positioned in the corner. French doors open onto the rear garden, creating a wonderful space for indoor/outdoor living.

## FIRST FLOOR

Stairs rise to a well-presented first floor, where a contemporary bathroom includes a full-size bath with thermostatic shower over and is fully tiled in neutral tones. An opaque rear window provides privacy while letting in natural light.

There are three bedrooms:

A good-sized double bedroom to the rear, complete with fitted wardrobes and lovely views over established trees and gardens.

A spacious master bedroom at the front, large enough to accommodate a full range of freestanding furniture, with a pleasant outlook over the front garden.

A third bedroom, currently used as a home office, offering flexibility as a nursery, study, or hobby space.

The landing provides additional storage in a cupboard formerly housing the immersion heater, as well as loft access (partially boarded) for further storage.

## OUTSIDE

To the front, the property benefits from an immaculately maintained garden with lawn, stone wall, and wooden gate. The exterior has been refreshed with pebbledash in recent years.

The rear garden offers a stone patio, lawn with astro turf, planters, and fenced borders. A car could access the rear base if required, with gated access from the side of the property. There is also a built-in garden store, perfect for tools and outdoor equipment.

### 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 purposos









