



41 Broad Ings Way, Shelf, Halifax, West Yorkshire, HX3 7NJ
Offers Over £225,000

*****VIEW THE 3D TOUR & FLOOR PLAN***** Three bedroom semi detached in the highly sought after location of Shelf. Offered with no onward chain, the property benefits from a pleasant cul-de-sac position with gardens to front and rear, off road parking and a garage.

Offered with no onward chain is this well located three bedroom semi detached property. Positioned towards the end of Broad Ings Way, the residence provides modern family living and briefly comprises of an entrance hallway which leads through to a lounge. The room is open to the dining area which again is open to the kitchen. To the first floor there are three good size bedrooms, a house bathroom and access to the loft space. Externally there are well maintained gardens to front and rear with ample parking and storage options from the driveway and garage.

COUNCIL TAX BAND - C

EPC RATING - E

GROUND FLOOR

ENTRANCE HALL

Central heating radiator and stairs to the first floor.

LOUNGE

Pleasant main reception space with an electric fire, double glazed window and central heating radiator.

DINING ROOM

Open to the kitchen area a designated dining area with a central heating radiator and double glazed window looking on to the rear garden.

KITCHEN

A well equipped kitchen fitted with a range of wall and base units with a contrasting work surface over incorporating a sink and mixer tap. Double glazed window looking on to the rear garden, central heating radiator and door to the side elevation. Useful understairs storage.

FIRST FLOOR

LANDING

Double glazed window and loft access.

BEDROOM

Double bedroom to the front elevation with a range of fitted wardrobes, central heating radiator and double glazed window.

BEDROOM

A second double bedroom, this one to the rear with central heating radiator and double glazed window.

BEDROOM


Good size third bedroom with a double glazed window and central heating radiator.

BATHROOM

Fitted three piece bathroom suite with shower over bath. Central heating radiator and double glazed window.

EXTERNAL

A pleasant enclosed rear garden with lawn and patio along with established plants and shrubs. To the front, further gardens and driveway leading to the garage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC 