



**1 Burnside Avenue, Shelf, Halifax, West Yorkshire, HX3 7RA**  
**Offers Over £235,000**

HAMILTON BOWER are pleased to offer FOR SALE this THREE BEDROOM SEMI-DETACHED FAMILY HOME located on a quiet cul-de-sac in Shelf, Halifax - HX3. Benefitting from a corner plot with potential to extend (STPC), with off-street parking and a popular village location, we expect this property to be popular with families looking for a home in the local area. Internally comprising; entrance hall, lounge, dining room, kitchen, three first floor bedrooms, bathroom and loft. Externally the property has a good-sized south-facing garden to the rear, a detached single garage, gated driveway and further gardens to the front and side. The property benefits from gas central heating and double glazing throughout and is available to view immediately.

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY !

## GROUND FLOOR

### Living Room



Spacious open-plan living room with a view to the front garden via the bay window and domed entrance through to the dining room.

Centred around a gas fireplace with ample room for a large suite as seen.

### Dining Room



Open-plan dining room with domed entrance to the living room. The dining room has doors onto the south-facing rear garden and space for a table with chairs as seen.

### Kitchen



Kitchen to the rear of the property with dual-aspect windows and side access to the garden.

Offering a good range of matching units with complementary worktops and a pantry cupboard.

Appliances include - gas hob with overhead extractor, oven/grill, fridge/freezer, washing machine and sink with drainer.

## FIRST FLOOR

### Master Bedroom



Spacious master bedroom with a view to the front of the property.

Offering space for a large bed, side tables, wardrobes and dressing furniture.

### Bedroom



Second double bedroom, with a view to the rear garden.

Offering space for a large bed, side tables, wardrobes and dressing furniture.

### Bedroom



Third bedroom, a single room with a view to the front elevation and a storage cupboard.

Ideal for a child's bedroom or home office for those working remotely.

### Bathroom



Bathroom with matching white three-piece suite as seen - bath with overhead shower, wc, wash basin and towel rail.

## EXTERNAL



## Rear Garden



Generous south-facing rear garden with access via the dining room or kitchen doors.

With a patio area leading from the house, a central lawn, and boundary hedging offering great privacy.

## Front/Side Gardens



Due to its corner plot the property offers gardens to the rear, side and front as seen.

The gardens to the front/side have central lawns, surrounding hedges and shrubs.

## Driveway & Garage

Gated driveway to the front of the property offering off-street parking.

The driveway leads to the detached single garage with has electricity and offers good storage space and extra parking.

