



**3 Sandal Magna, Shelf, Halifax, West Yorkshire, HX3 7QD**  
**Asking Price £87,500**

HAMILTON BOWER are pleased to offer FOR SALE with NO ONWARD SALE CHAIN this ONE BEDROOM FIRST FLOOR MAISONETTE with accompanying garden/patio and allocated parking space. We expect this property to be popular with first-time buyers/retirees due to its quiet cul-de-sac village location and low-maintenance style. Internally comprising; entrance, kitchen, living room, bedroom, shower room, utility store. Externally the property has a gated patio area, garden and allocated parking space. The property is ready to view, and is being offered with no onward sale chain.

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY!



## INTERNAL

Outdoor light with internal stairs leading to hallway.

### Kitchen

8'11" x 7'6" (2.72m x 2.29m)



Kitchen overlooking the front elevation of the property. Fitted with a good range of matching white units with contrasting black worktops. Sink with drainer, space and plumbing for cooker, washing machine and dishwasher. The kitchen has a space for a breakfast table also.

### Living Room

12'11" x 10'10" (3.95m x 3.31m)



Good-sized living room with a view to the rear garden. The room centres around a gas fireplace with ample room for a suite.

### Bedroom

10'7" x 9'9" (3.23m x 2.98m)



Double bedroom with a view to the rear garden. The bedroom has full-length mirrored wardrobes and space for a large bed with side tables.

### Bathroom

8'11" x 6'7" (2.73m x 2.03m)



Bathroom with airing cupboard and matching white three-piece suite - corner shower, wc, wash basin.

## Utility Store



Utility store located off the landing, with fitted shelving/worktops and plumbing/electric for appliances.

## EXTERNAL



## Driveway



Driveway to the front of the property offering an allocated parking space.

Visitor parking is easily accessible nearby also.

## Patio



Patio to the side of the property with a gated entrance and space for a table with chairs/garden shed. The patio has new fencing, and has a right of access for the below property for their garden (the patio is not shared however).

## Garden



Garden to the rear of the property, accessible via the gated entrance to the patio. Mainly flagged offering a low-maintenance approach with scope to reconfigure.



