

**20 Greenacres Grove, Shelf, Halifax, West Yorkshire, HX3 7RN**  
**Asking Price £319,950**

HAMILTON BOWER are pleased to offer FOR SALE this well-presented EXTENDED FOUR BEDROOM SEMI-DETACHED FAMILY HOME with off-street parking located on a quiet cul-de-sac in Shelf, Halifax - HX3. With two reception rooms, an open-plan kitchen, primary bedroom with walk-in wardrobe, and within close proximity to local schools, we expect this property to be popular with family buyers seeking a home in the area. Internally comprising; entrance porch/utility room, breakfast kitchen, lounge, dining room, primary bedroom with walk-in wardrobe, three further bedrooms, bathroom and loft. Externally the property sits on a generous plot with gardens to three sides, a garden outhouse/cave, gated driveway and pond. 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

### Breakfast Kitchen



Generous open-plan breakfast kitchen to the rear of the property with accompanying utility room and access to the side and rear gardens.

The kitchen centres around a breakfast bar which seats two and offering a wide range of matching units with complementary worktops and splashbacks.

Space and power for a range cooker, overhead extractor fitted, power and plumbing for fridge/freezer and dishwasher.

The utility room offers space/plumbing and power for further appliances and kitchen overflow.

### Lounge



Spacious lounge to the front of the property with a view to the garden.

With access to the kitchen and dining room, an open-staircase to first floor and space for a large suite as seen.

### Dining Room



Dining room with a dual-aspect allowing for good natural light from the front and side.

Offering space for a dining table with chairs as seen.

### Utility Room/Entrance



Utility room/entrance to the side of the property with access from the top of the driveway.

Fitted with matching units to the kitchen with space and power for further appliances (freezer and tumble dryer currently).

## FIRST FLOOR

### Primary Bedroom



Well-presented primary bedroom with accompanying walk-in wardrobe and dual-aspect to the front and side allowing for good natural light.

The primary has a vaulted ceiling, air conditioning and a remote controlled electric velux window above.

Offering space for a large bed with side tables, and also as seen a sitting area with a suite.

### Walk-In Wardrobe



Primary walk-in wardrobe with a view to the rear and a range of fitted wardrobes and shelving.

## Bedroom



Second double bedroom, with a view to the front elevation. Offering space for a double bed, side tables and wardrobes.

## Bedroom



Third bedroom, a further double with a view to the rear elevation. Offering space for a double bed, side tables and wardrobes.

## Bedroom

Fourth bedroom, a single/three-quarter room with a view to the front elevation. Ideal for a child's bedroom or a home office for those working remotely.

## Bathroom



Contemporary house bathroom sitting centrally to the first floor with a frosted glass window. With tiled flooring and a four piece suite as seen - bath, corner shower, wc, wash basin and heated towel rail.

## Loft

Loft accessible via the first floor, boarded and plasterboarded with second velux allowing access to flat roof.

## EXTERNAL



## Rear Garden



Low-maintenance garden to the rear of the property with access from the breakfast kitchen. Mainly flagged, with boundary fencing offering good privacy.

## Front




Lawned garden to the front of the property with surrounding shrubs and boundary hedging.

## Side



Side of the property comprising of; driveway with electric gate, garden pond and outbuilding/garage. The outbuilding/garage has ample storage space and fitted shelving, and a small outdoor seating area with power supply.

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

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