



14 Aydonway, Shelf, Halifax, West Yorkshire, HX3 7QA
Asking Price £275,000

HAMILTON BOWER are pleased to offer FOR SALE this THREE/FOUR BEDROOM SEMI DETACHED FAMILY HOME with off-street parking located on a quiet cul-de-sac in Shelf, Halifax - HX3. With an open-plan living/dining room, four double bedrooms, and within close proximity to local schools, we expect this property to be popular with family buyers looking for a home in the area. Internally comprising; entrance porch, kitchen, living/dining room, conservatory, wc, ground floor bedroom, three first floor bedrooms, bathroom and loft. Externally the property has off-street parking for multiple cars and a good-sized private garden to the rear complete with decking.

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Kitchen



Kitchen to the rear of the property with access through to the garden.

The kitchen is fitted with a good range of matching units with complementary worktops to three sides.

Appliances include - tower unit oven, grill, fridge/freezer, washing machine and sink with drainer.

Living/Dining Room



Open-plan living/dining room with dual-aspect windows allowing for good natural light.

With access through to the occasional room and space for a large suite with a dining table and chairs.

Conservatory



Conservatory to the rear of the property with external access to the garden.

With a power supply, central heating and potential for extra living space.

Occasional/Reception Room



Occasional/Reception room to the rear of the property with access through from the living/dining room.

Currently used as a bedroom, but offering potential for a home office or extra living space.

Shower Room



Ground floor WC with wash basin and corner shower

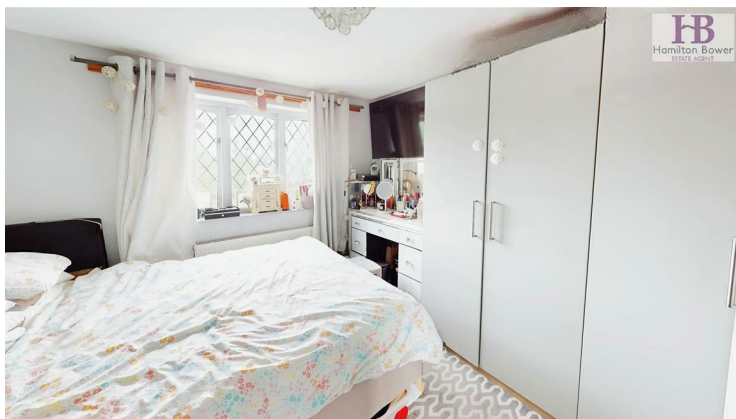
FIRST FLOOR

Primary Bedroom



Primary bedroom with a view to the rear of the property. Offering space for a large bed, side tables and wardrobes.

Bedroom



Second double bedroom, a with a view to the rear of the property.
Offering space for a large bed, side tables and wardrobes.

Bedroom

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

Bathroom

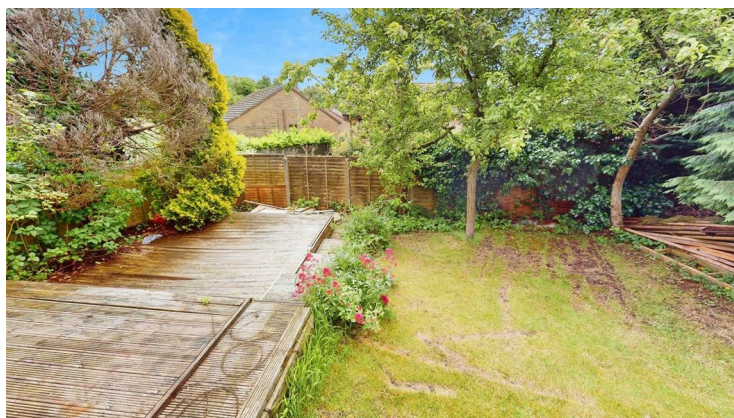


Contemporary bathroom fitted with a matching four-piece suite and tiled flooring and splashbacks.
Bathroom suite consists of; tub bath, W/C, Bidet with hot and cold multistream with heated blow dry, wash basin, corner shower, towel rail and LED lighting throughout


EXTERNAL



Garden



Garden to the rear of the property with access via the conservatory.
With a decking/patio area leading from the property, and a larger lawned area to the lower tier.

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		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
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