Hamilton Bower
ESTATE AGENT

25 Beckside, Shelf, Halifax, West Yorkshire, HX3 7QG
Offers Over £230,000

HAMILTON BOWER are pleased to offer FOR SALE this well-presented FOUR BEDROOM END TOWN HOUSE FAMILY HOME with off-street parking located on a quiet development in Shelf, Halifax. With a primary bedroom with en-suite, open-plan kitchen/dining/living room, off-street parking for two cars and within close proximity to local schools, we expect this property to be popular with family buyers seeking a home in the local area. Internally comprising; entrance hall, garage, bedroom, occasional/home office, WC, kitchen, living/dining room, three first floor bedrooms including primary with en-suite, loft. Externally the property has a private, low-maintenance garden to the rear, and a driveway leading to the garage to the front. The property benefits from gas central heating and double glazing throughout and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

FIRST FLOOR

Kitchen

First floor kitchen with domed entrance through to the open-plan living/dining room.
The kitchen offers a wide range on contemporary units with complementary worktops and tiled splashbacks.
Appliances featured - electric hob with overhead extractor, dishwasher, washing machine, integrated fridge/freezer and sink with drainer.

Living/Dining Room

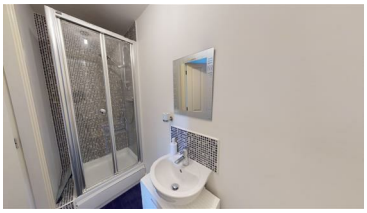
The hub of this family home - spacious open-plan living/dining room leading through from the kitchen.
With french doors opening to a juliette balcony, and space for a large suite and dining table with chairs.

SECOND FLOOR

Primary Bedroom

Good-sized primary bedroom with accompanying en-suite shower room to the second floor.
Fitted with a good range of wardrobes/units with ample space for a large bed and draws as seen.

En-Suite



En-suite shower room with tiled flooring/walls and three-piece suite - corner shower, wc, wash basin and towel rail.

Bedroom

A further second floor double bedroom, with a view to the front of the property.
Offering fitted wardrobes and units with ample space for a double bed with dressing furniture.

Bedroom

Final second floor bedroom, a further double room with a view to the rear.
Offering fitted wardrobes and units, with space for a double bed but currently accommodating a single.

Bathroom

House bathroom with tiled flooring and walls, frosted glass window to the front.
Fitted with a matching white three-piece suite as seen - bath with overhead shower, wc, wash basin and towel rail.

GROUND FLOOR

Entrance Hall

Ground floor entrance hall offering access to all ground floor rooms and first floor staircase with under-stairs storage.

Reception/Bedroom

Ground floor open-plan reception/bedroom with double doors

onto the garden via occassional/office area.
Generous in space with spotlights, space for a large bed and side tables or an extra living space with a suite as seen.

Occassional/Office

Occassional/Office area leading through from the ground floor bedroom with double doors to the garden.
The room offers space for a home office for those working remotely, or potentially a dressing area if used as a bedroom.

WC

Ground floor WC with wash basin.

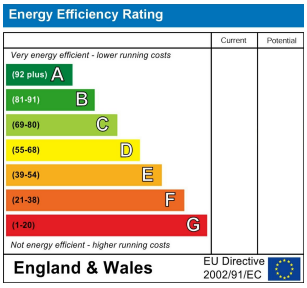
EXTERNAL

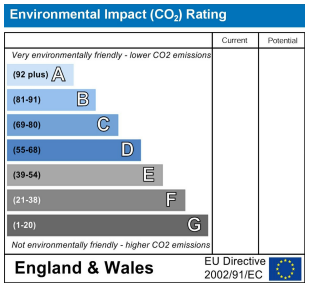
Rear

Low-maintenance garden to the rear of the property with side access or via the double doors from the property.
Mostly flagged with pebbled areas, garden storage and boundary fencing.

Front

Driveway offering parking for one car with path leading to front door.
Extra parking is available to the side of the property also which leads to the garden gate.


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
England & Wales
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