



27 Shelf Moor Road, Shelf, Halifax, West Yorkshire, HX3 7PQ
£250,000

No expense has been spared to create this splendid, extended THREE BEDROOM mid terrace in the ever popular Shelf. The property would suit a variety of potential purchasers and benefits from a stunning finish throughout, south facing rear garden and off road parking.

Internal inspection is imperative to appreciate the scale and quality of the improvements made by the current owners to create a fantastic home. Well positioned in the village of Shelf within close proximity to the local amenities and transport links, the property has the benefit of a significant extension to the rear which forms part of the stunning dining/kitchen/living space.

EPC RATING - D

COUNCIL TAX BAND - B

GROUND FLOOR

ENTRANCE HALL

Pleasant entrance area with high quality 'herringbone style' oak flooring, traditional column radiator and under stairs storage. The hall is open to the dining kitchen.

DINING KITCHEN

A truly stunning open plan kitchen diner with ample space for dining and seating areas. The high end German kitchen has been fitted to the highest standard with quality wall, base and island units with contrasting quartz surfaces over. Integrated appliances include a dishwasher, double electric oven, induction hob and extractor over. There is a utility cupboard which has plumbing and space for a washing machine, dryer and further storage. The room has a double glazed window, French Doors and two Velux windows allowing the room to flood with natural light. There is an exposed brick chimney breast, two vertical designer radiators and oak 'herringbone style' flooring,

WC

Fitted with a low flush W.c and hand wash basin.

LOUNGE

Bay fronted lounge, again with the oak flooring continuing through from the hallway. Double glazed window, central heating radiator, exposed brick chimney breast and built in cabinet.

FIRST FLOOR

LANDING

Loft access.

BEDROOM

Double bedroom to the front elevation with a double glazed window and central heating radiator.

BEDROOM

Double bedroom to the rear elevation with fitted wardrobes, double glazed window and central heating radiator.

BEDROOM

Third bedroom, to the front elevation with a double glazed window and central heating radiator.

BATHROOM

High end fitted bathroom suite comprising of a bath with shower and screen over, low flush W.c and hand wash basin on an oak vanity unit. Tiled flooring, double glazed window and heated towel rail.

EXTERNAL

To the front there is a paved drive which provides off road parking. To the rear a south facing garden with Scoutmoor cut stone paving providing a lovely outdoor space.

