



2 Hope Street, Shelf, Halifax, West Yorkshire, HX3 7LG
Asking Price £350,000

HAMILTON BOWER are pleased to offer FOR SALE this spacious and well-presented EXTENDED FOUR BEDROOM END TOWN HOUSE located on a quiet cul-de-sac development in Shelf, Halifax - HX3. With off-street parking for multiple cars, an open-plan dining kitchen, 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, dining kitchen, lounge, wc, three double bedrooms and a single bedroom, bathroom and loft. Externally the property has a private, low-maintenance garden complete with lawn and patio areas, a garden to the front, and a pebbled driveway offering multiple off-street parking spaces. 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

GROUND FLOOR

Dining Kitchen



The hub of this family home, open-plan dining kitchen with accompanying storage closet and french doors onto the rear garden.

The kitchen has a central island with seating and is fitted with a wide range of matching units with complementary worktops and splashbacks.

Appliances include - fridge/freezer, gas hob with overhead extractor, oven/grill, washing machine and sink with drainer.

Given its generous size, the room offers ample space for a large dining table and chairs parallel to the french doors.

Lounge



Generous lounge with ceiling spotlights and dual-aspect windows offering a view to the garden and front.

The lounge centres around a glass-fronted gas fireplace with wood-effect wall panelling and offers space for a large suite as seen.

Entrance



Entrance porch to the front of the property with feature flooring and space for a coat and shoe store.

The porch leads through to the entrance hall which offers under-stair storage and access to the dining kitchen, WC and first floor staircase.

WC



Ground floor WC with feature tile flooring and wash basin with unit as seen.

FIRST FLOOR

Primary Bedroom



Generous primary bedroom with a view to the rear elevation. Offering ample room for a large bed, side tables and wardrobes.

Bedroom



Second double bedroom, offering potential to be used as the primary bedroom if preferable.

With a view to the rear, accompanying double storage closet and space for a large bed with side tables and wardrobes.

Bedroom



Third double bedroom, again with a view to the rear of the property.
The smaller of the three double bedrooms but with ample room for a double bed with side tables and wardrobes - ideal for a child's bedroom.

Bedroom



Fourth bedroom, a single room with a view to the front of the property.
Currently used as a home office, ideal for those working remotely but with ample space for a single bed if preferable.

Bathroom



Contemporary house bathroom with tiled flooring/splashbacks and a frosted glass window to the front of the property.
The bathroom is fitted with a matching four-piece suite - corner shower, bath, wc, wash basin and heated towel rail.

EXTERNAL



Rear



Private garden to the rear and side of the property with gated access from the side or via the kitchen french doors.
The garden is split between two areas:
The first area is a low-maintenance patio area complete with pergola leading from the rear of the property - ideal for outdoor seating.
The second area is a half lawned half pebbled area currently accommodating the hot tub with pergola.
The hot tub is available for purchase, please enquire at your viewing for more details.

Front



The property has a lawned front garden with central path leading to the front door.
To the bottom is a good-sized pebbled driveway which offers parking for at least two cars.

