



**6 Ing Head Terrace, Shelf, Halifax, West Yorkshire, HX3 7LB**  
**Asking Price £210,000**

HAMILTON BOWER are pleased to offer FOR SALE WITH NO CHAIN this THREE BEDROOM END-TERRACE PROPERTY located in Shelf, Halifax - HX3. With a large plot to the rear, open-plan lounge/diner, 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 hall, open-plan lounge/diner, kitchen, three first floor bedrooms, bathroom and loft. Externally the property has gardens to the front and rear, and a large split garden to the rear offering potential for an external building/office if preferable (STPC).

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

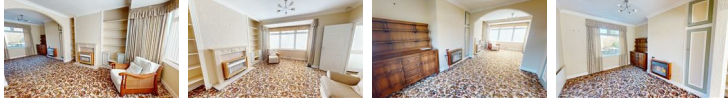


## GROUND FLOOR

### Entrance

Entrance porch and hall to the front of the property with access to lounge/diner and first floor - space for a coat and shoe store.

### Lounge/Diner



Open-plan lounge/diner with access to the kitchen and good natural lighting.  
With a central fireplace, arched opening and space for a large suite and dining table with chairs as seen.

### Kitchen



Cooking kitchen to the rear of the property with external access to the rear garden.  
Fitted with a good range of matching white units with complementary worktops.  
Appliances - hob with oven/grill, washing machine, fridge/freezer, sink with drainer.

## FIRST FLOOR

### Primary Bedroom



Generous primary bedroom to the front of the property with full-length fitted mirrored wardrobes.  
Offering space for a large bed, side tables and wardrobes.

### Bedroom



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

### Bedroom



Third bedroom, a single room with a view to the front - ideal for a child's bedroom or home office.

### Bathroom



House bathroom with matching three-piece suite - corner shower, wc & wash basin.



## EXTERNAL

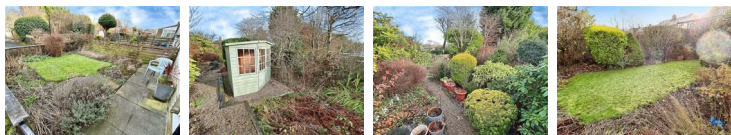


### Front



Low-maintenance gated front garden with path to entrance porch, flagged centre and surrounding shrubs.

### Rear



Split garden to the rear of the property, low-maintenance rear yard leading from the property with driveway/garage and remainder of garden to the second tier.

The larger section of the garden sits alongside and to the rear of the garage, with a central lawn, surrounding hedging and mature plants.


The plot offers potential for external outbuilding such as a home office, or for extra parking to be potentially added (STPC).

### Drive & Garage



Driveway to the rear of the property offering off-street parking leading to detached single garage.

The garage has an up-and-over door and offers ideal storage space for extra parking if preferable.

Energy Efficiency Rating		
	Current	Potential
Very 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		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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