



**10 Halifax Road, Shelf, Halifax, HX3 7NT**  
**Offers Over £250,000**

Offered with NO ONWARD CHAIN is this splendid TWO BEDROOM DETACHED BUNGALOW ideally located close to the many amenities and transport links in the village of Shelf. Set on a large plot, there is the potential to extend (subject to necessary consents) to create a truly individual and bespoke home.

## COUNCIL TAX BAND - C

## EPC RATING - D

## GROUND FLOOR

### ENTRANCE HALL

Spacious entrance hallway with good quality wood flooring, a useful storage cupboard and a central heating radiator. There is loft access via a drop down ladder to an extensively boarded attic space which benefits from power, light and a skylight window.

### LOUNGE

Bay fronted lounge with a double glazed window, central heating radiator and inset gas fire.

### BREAKFAST KITCHEN

A good size kitchen which comfortably accommodates a range of fitted wall and base units to three sides with work surfaces over, whilst still having room for a dining table. There is plumbing for a washing machine and gas point for a cooker. Tiled flooring, central heating radiator, double glazed window and door to the rear elevation.

### BATHROOM

Fitted suite in white comprising of a low flush W.c, hand wash basin and a glass screened double shower cubicle providing easy access. Tiled flooring, double glazed window and a heated towel rail.

### BEDROOM

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

### BEDROOM

A second bedroom with a central heating radiator and double glazed patio doors, opening to the conservatory.

### CONSERVATORY

To the front of the property a pleasant double glazed conservatory with tiled flooring and a central heating radiator.

### EXTERNAL

The property is set on a generously sized plot with established gardens to both front and rear. There is a garage providing off road and secure parking along with two further garden sheds allowing for additional external storage.

