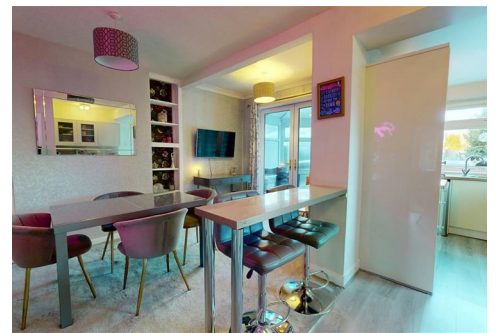




Hamilton Bower
ESTATE AGENT



18 Wade House Avenue, Shelf, Halifax, West Yorkshire, HX3 7NX
£252,500

A splendid THREE BEDROOM SEMI DETACHED in a popular residential location close to the amenities in the highly sought after village of Shelf. This fantastic property has been extended to provide spacious living and sits on a good size plot with gardens to front and rear with a long drive way leading to a detached garage providing ample off road parking.

COUNCIL TAX BAND - C

EPC RATING - D

GROUND FLOOR

ENTRANCE HALL

Entrance area with laminate flooring and a central heating radiator.

LOUNGE

Good size main reception space with a large bay with leaded and stained glass double glazed window. Central heating radiator and feature cornice.

DINING KITCHEN

A magnificent space the hub of this family home a sitting room/dining kitchen area ideal for everyday family living and entertaining guests. There are a range of fitted wall and base units with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Integrated appliances include an electric oven with gas hob and extractor over, a fridge freezer and a dishwasher. There is laminate flooring and carpet, a double glazed window, door to the side elevation and Patio doors opening to the conservatory. Under stairs cupboard and built in shelving and cabinets provide storage options to the dining area.

CONSERVATORY

With a door to the garden and laminate flooring.

FIRST FLOOR

LANDING

Double glazed window and loft access.

BEDROOM

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

BEDROOM

A second double bedroom to the front elevation with a central heating radiator, original fireplace and double glazed window.

BEDROOM

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

BATHROOM

Fitted three piece bathroom suite in white comprising of a bath with shower and screen over, low flush W.c and hand wash basin. Laminate flooring, double glazed window and a central heating radiator.

EXTERNAL

Set on a large plot with gardens to front and rear, the rear having lawn and decking. To the side a long drive leads to a detached garage providing generous parking and storage options.

