



6 Park Stone Rise, Shelf, Halifax, West Yorkshire, HX3 7NL
Asking Price £339,950

HAMILTON BOWER are pleased to offer FOR SALE WITH NO CHAIN this well-presented TWO/THREE BEDROOM DETACHED TRUE BUNGALOW located on a quiet development in Shelf, Halifax - HX3. With off-street parking for multiple cars, a large garden to the rear and fresh presentation throughout, we expect this property to be popular with a wide range of prospective buyers. Internally comprising: entrance porch, entrance hallway, kitchen, lounge, dining room/bedroom three, two further double bedrooms, bathroom and loft. Externally the property has a detached single garage, driveway, lawned gardens to the front, and a larger garden to the rear complete with patio area. The property benefits from gas central heating and double glazing throughout, new carpets, a recently fitted kitchen and bathroom, a CCTV system (four cameras covering plot) and a burglar alarm system.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

INTERNAL

Entrance

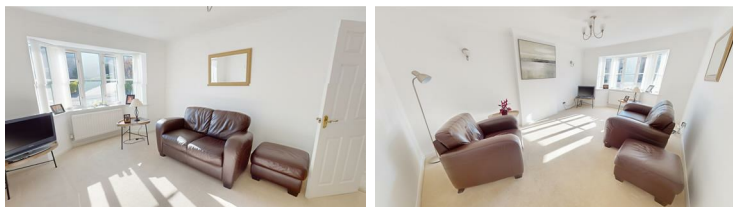
Entrance porch to the front of the property with flagged pathway leading to. The porch offers space for a coat and shoe store and leads through a separate door into the hallway.

Kitchen



Contemporary cooking kitchen to the rear of the property with external access point to the garden. The kitchen is fitted with a good range of matching units with complementary worktops and upstands. Appliances include - integrated fridge/freezer, washing machine, electric hob with overhead extractor, oven/grill and sink with drainer.

Lounge



Spacious lounge to the front of the property allowing for an abundance of natural light. With a central fireplace, and ample space for a large suite and small dining table if preferable.

Dining Room/Bedroom



Dining room sitting alongside the kitchen with sliding doors onto the rear garden. Offering space for a table with chairs, or if preferable to be used as a third bedroom with sufficient space for a bed with side tables.

Primary Bedroom



Generous primary bedroom to the rear of the property with a view to the garden. The bedroom offers space for a large bed, side tables and wardrobes.

Bedroom



Second bedroom, a double room with a view to the front. Offering space for a bed, side tables and wardrobes.

Bathroom



House bathroom to the front of the property with frosted glass window. The bathroom is recently fitted and has a walk-in shower, wc, wash basin and towel rail.

Loft

Spacious loft with access point from the hallway, offering ideal storage space.

EXTERNAL



Front

Lawned front garden with central path leading to the front door.
To the side of the property is the detached single garage, fitted with a power supply and up-and-over door.
Leading to the garage is the driveway which offers off-street parking for one car.

Rear



Generous garden to the rear of the property with access via the sliding dining room doors, the kitchen access point, and via the side of the property with gated entrance.
The garden offers an ideal sun-trap, has a patio area, and offers a large central lawn with boundary shrubs and fencing.

