



54 Cooper Lane, Shelf, Halifax, West Yorkshire, HX3 7RG
Asking Price £225,000

Set on a large plot with garage and ample off road parking is this **THREE BEDROOM** semi detached property in a popular residential location. Originally a bungalow with two bedrooms to the ground floor, the property has a converted attic space to provide a spacious top floor bedroom.

Offered with no onward chain is this generously sized three bedroom semi detached which would suit a variety of potential purchasers. There is scope to extend the current residence (subject to necessary planning consent) given the large plot size. Benefits include gas central heating, double glazing, two ground floor bedrooms with a further bedroom on the first floor, off road parking and a garage.

EPC RATING - E

COUNCIL TAX BAND - C

GROUND FLOOR

ENTRANCE PORCH

Useful entrance area with double glazed windows and door leading to the hallway.

HALLWAY

Providing access to all ground floor rooms with vinyl flooring, a central heating radiator and stairs to the first floor.

LOUNGE

Good size main reception room with a feature fire place, double glazed window set in a bay and a central heating radiator.

DINING KITCHEN

Another good size room, a dining kitchen with a range of fitted wall and base units to two sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. There is an integrated electric oven with gas hob and extractor fan over. There is a fitted breakfast bar providing ample dining space. Vinyl flooring, double glazed window, central heating radiator and under stairs storage.

BEDROOM

Ground floor bedroom which could be used as a second reception room or home office. Central heating radiator and double glazed window.

BEDROOM

A second ground floor bedroom with a double glazed window and central heating radiator.

BATHROOM

Low flush W.c and hand wash basin on a vanity unit. Tiled shower area with mains controlled shower. Vinyl flooring, double glazed window and heated towel rail.

FIRST FLOOR

LANDING

Spacious landing which could be used as office space. Eaves storage, skylight window and a central heating radiator.

BEDROOM

Good size double bedroom with fitted wardrobes, eaves storage, double glazed window and a central heating radiator

EXTERNAL

To the front a long drive leads to a garage providing parking for several vehicles and storage options. There is an extensive lawn. To the rear a pleasant garden with woodland view, lawn and patio.

