



4 Shelf Moor, Shelf, Halifax, West Yorkshire, HX3 7PW
£215,000

Set on a large plot is this TWO BEDROOM SEMI DETACHED BUNGALOW ideally positioned in a popular residential area. Offered with NO ONWARD CHAIN this property is likely to attract a lot of attention and comprises of an entrance vestibule to the rear, kitchen, lounge, two bedrooms and a bathroom internally and gardens to front and rear with a long drive leading to a detached garage.

COUNCIL TAX BAND - C

EPC RATING - D

Well presented and available with no onward chain, this two bedroom semi detached offers a fantastic opportunity for those looking for a true bungalow in the much sought after Shelf. Set on a large plot there is the potential to extend (subject to necessary consents) to create a truly individual property to suit the needs of the potential buyer. The bungalow has been well maintained and improved by the current owners and has the benefit of double glazing throughout and gas central heating.

GROUND FLOOR

ENTRANCE

Useful entrance area with storage options. Tiled flooring, double glazed window and central heating radiator.

KITCHEN

Good size kitchen fitted with a range of wall and base units to four sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Integrated electric oven with gas hob and extractor fan over. Central heating radiator, two double glazed windows, plumbing for a washing machine and laminate flooring.

INNER HALLWAY

With laminate flooring, central heating radiator and loft access.

LOUNGE

Spacious lounge with a double glazed window and sliding doors to a small side entrance area. Laminate flooring, two central heating radiators and a wall mounted electric fire.

BEDROOM

Double bedroom to the front elevation with laminate flooring, a central heating radiator and double glazed window.

BEDROOM

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

BATHROOM

Splendid fitted three piece bathroom suite in white comprising of a low lush w.c, hand wash basin set on a vanity unit and a bath with shower and screen over. Vinyl flooring, double glazed window, central heating radiator and a useful storage cupboard.

EXTERNAL

The property sits on a generously sized plot with garden to the front with an array of mature plants and shrubs. To the rear a large paved area and to the side a long drive way leads to a detached garage which has the benefit of power and light.

