



107a Shelf Hall Lane, Shelf, Halifax, West Yorkshire, HX3 7LT

Offers Over £475,000

HAMILTON BOWER are pleased to offer for sale this well-presented DETACHED FOUR BEDROOM TRUE BUNGALOW with off-street parking located in Shelf, Halifax - HX3. With a large plot offering generous garden space, off-street parking for multiple cars, two reception rooms, and within close proximity to local schools, we expect this property to be popular with family buyers seeking a home in the local area. Internally comprising; entrance hallway, dining kitchen, utility room, WC, living room, dining room, single garage, four double bedrooms and house bathroom. Externally the property has a large driveway to the front offering parking for multiple cars with EV charger, a low-maintenance front garden, and finally a generous south-facing garden to the rear of the property with patio area and large lawn. The property benefits from gas central heating and double glazing throughout and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

INTERNAL

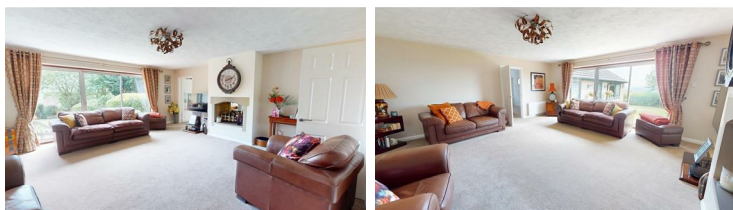
Dining Kitchen



Leading off the entrance hall is the dining kitchen with accompanying utility room and view to the front of the property. The kitchen is fitted with a good range of matching units with complementary worktops, tiled splashbacks and laminate flooring.

Appliances - five-burner gas hob with overhead extractor, oven & grill, dishwasher, sink with drainer and space for an american-style fridge/freezer.

Lounge



Ideal family lounge leading off the entrance hall with sliding doors and a great view to the garden.

With a central gas fireplace with stone hearth, and offering ample room for a large suite as seen.

Dining Room



Second reception room, dining room leading off the lounge and dining kitchen with dual-aspect to the side and rear.

With sliding doors to the garden, ample room for a family dining table, with open-fireplace from the lounge.

Utility Room



Utility room to the front of the property sitting alongside the dining kitchen.

Fitted with base units and worktops, sink with drainer, and space for a washing machine as seen; additional space for a dryer located in the garage.

Primary Bedroom



Spacious primary bedroom to the rear of the property with a great view to the garden.

Offering ample room for a large bed with side tables, wardrobes and dressing furniture.

Bedroom



Second double bedroom, with a view to the garden and ample room for a double bed with wardrobes.

Bedroom



Third double bedroom, with a view to the garden and ample room for a double bed with wardrobes.

Bedroom / Home Office



Fourth bedroom, to the front end of the property with a view to the driveway. Currently used as a home office, but ideal for a fourth double bedroom if preferable.

Bathroom



Contemporary house bathroom leading off the entrance hallway with frosted glass window to the side. With tiled walls and flooring, and a matching four-piece suite - free-standing tub bath, walk-in shower, wash basin with fitted unit, WC.

WC



Separate WC with wash basin and frosted window to the side.

Garage

Integral single garage with access from the utility room hallway and up-and-over door to the front of the property. Offering ideal storage space for this family home, power supply for a dryer, and additional parking if preferable.

EXTERNAL



Rear



The property benefits from a large south-facing garden to the rear of the property with access via the lounge/dining room sliding doors.

With a patio area leading from the property which is ideal for outdoor seating, and a large central lawn with mature plants and trees to the border.

Front



Extensive driveway to the front of the property offering off-street parking vehicles with EV charger fitted.
To the side of the drive is a low-maintenance astroturf garden with boundary fencing/dry walling and space for potted plants.

