



4/5 Cock Hill Lane, Shelf, Halifax, West Yorkshire, HX3 7LP
Asking Price £300,000

HAMILTON BOWER are pleased to offer FOR SALE WITH NO CHAIN this spacious THREE BEDROOM DETACHED TRUE BUNGALOW located in Shelf, Halifax - HX3. With a gated driveway offering off-street parking, an open-plan dining kitchen, and offering a private village setting, we expect this property to be popular with a wide range of prospective buyers seeking a home in the area. Internally comprising; open-plan dining kitchen, utility room, lounge, three double bedrooms, bathroom and loft. Externally the property has a gated driveway for multiple cars, a low-maintenance flagged garden to the front and an external storage area. 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



Spacious open-plan dining kitchen with external access and dual-aspect windows to the rear/side.

With an accompanying utility room, seating area, hard-wood flooring throughout and central fireplace.

The kitchen is fitted with a good range of matching white units with complementary black worktops and upstands.

Appliances - electric hob, fridge/freezer, dishwasher, washing machine, oven/grill, sink with drainer.

Lounge



Good-sized lounge with hard-wood flooring and a view to the front of the property.

With a central fireplace, ceiling rose and ample room for a two/three-piece suite.

Utility Room

Utility room leading off the dining kitchen with space for coat/shoe storage, further appliances and kitchen overflow.

Primary Bedroom



Primary bedroom to the end of the hallway with a view to the front of the property.

With full-length fitted wardrobes and ample room for a large bed with side tables.

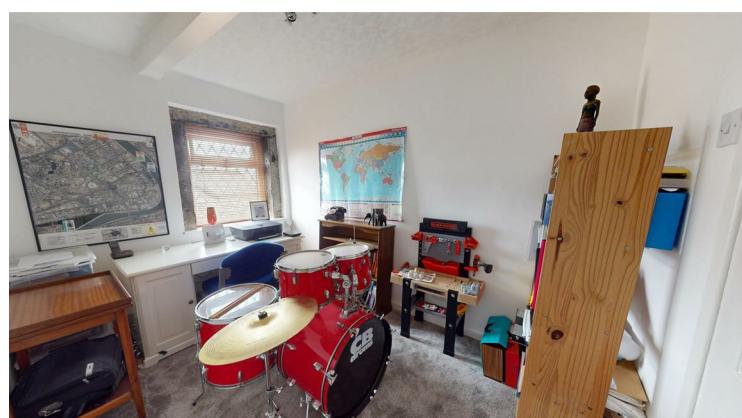
Bedroom



Second bedroom, a further double with a view to the front of the property.

Offering ample room for a double bed with side tables and wardrobes.

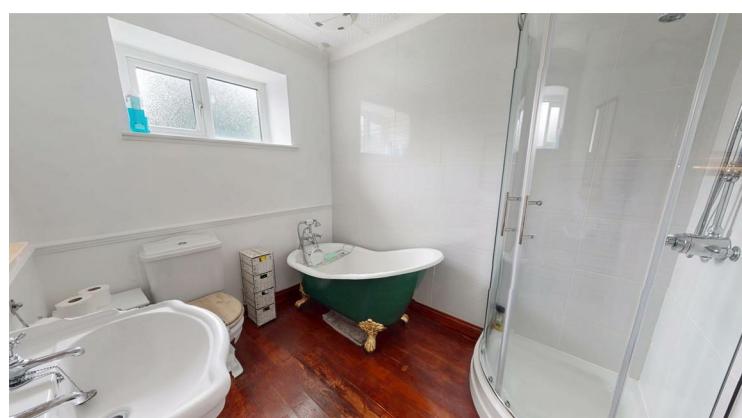
Bedroom



Third bedroom, a further double bedroom with a view to the front of the property.

Offering ample room for a double bed with side tables and wardrobes.

Bathroom



House bathroom to the end of the hallway with frosted window to the side.

With hard-wood flooring and a matching four-piece suite - corner shower, tub bath, wc, wash basin.

EXTERNAL



Driveway

Gated driveway to the front of the property offering parking for multiple cars.

Garden



Low-maintenance garden to the front of the property with external storage area to the side.

The garden offers an ideal sun-trap and space for outdoor seating.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	