



11 Highfield Avenue, Shelf, Halifax, West Yorkshire, HX3 7RE
Asking Price £175,000

HAMILTON BOWER are pleased to offer FOR SALE WITH NO CHAIN this THREE BEDROOM END TERRACE PROPERTY located in Shelf, Halifax - HX3. With off-street parking, a good-sized garden, and within close proximity to local schools, we expect this property to be popular with first-time buyers seeking a home in the area. Internally comprising; entrance, living room, dining kitchen kitchen, store, two double bedrooms and a single, bathroom and loft. Externally the property has a good-sized garden to the rear, and a driveway to the front. 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

GROUND FLOOR

Dining Kitchen

14'9" x 9'11" (4.50m x 3.03m)



Dining kitchen to the rear of the property with a view and access to the garden.

The kitchen is fitted with a range of matching units with complementary worktops and tiled splashbacks.

Appliances - gas hob with overhead extactor, oven, grill, sink with drainer - space and plumbing for further appliances.

Also offering space for a family dining table with chairs.

Living Room

13'2" x 11'8" (4.03m x 3.57m)



Living room with bay window view to the front of the property. Offering ample room for a large suite with coffee table.

FIRST FLOOR

Primary Bedroom

12'1" x 8'10" (3.70m x 2.70m)



Good-sized primary bedroom with a view to the front of the property.

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

Bedroom

9'4" x 8'3" (2.87m x 2.52m)



Second bedroom, a further double with a view to the rear elevation.

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

Bedroom

8'8" x 5'7" (2.65m x 1.72m)



Third bedroom, a single room with a view to the front.

Ideal for a child's single bedroom, or to be used as a home office.

Bathroom

6'1" x 5'11" (1.86m x 1.82m)



House bathroom with matching white three-piece suite - bath with overhead shower, wc, wash basin and towel rail.

Loft

13'4" x 7'2" (4.08m x 2.19m)

A fully boarded loft accessed via a pull down loft ladder from the first floor landing.

With a Velux roof window, under eaves storage, central heating radiator, light and power.

EXTERNAL



Rear



Generous garden to the rear of the property with a patio area leading from the property and a lawned area to the lower end.

Front

Pebble driveway to the front of the property offering off-street parking.

