



**16 Greenacres, Shelf, Halifax, West Yorkshire, HX3 7QT**  
**Offers Over £270,000**

Beautifully presented and exceptionally spacious is this TWO BEDROOM DORMER BUNGALOW ideally located on the popular Greenacres in Shelf. The property benefits from generously proportioned rooms, gardens to front and rear and a long driveway leading to a detached garage providing ample off road parking.

EPC RATING - D

COUNCIL TAX BAND - C

## GROUND FLOOR

### ENTRANCE HALLWAY

Pleasant entrance area with laminate flooring, central heating radiator and two good size storage cupboards.

### LOUNGE

The main reception is a lounge with a feature gas fire and decorative surround and is open to a dining area which makes the room a fabulous and spacious entertaining space. High quality laminate flooring and a central heating radiator. Sliding doors open to the conservatory.

### DINING AREA

Open to the lounge, there is a double glazed window, central heating radiator, laminate flooring and stairs to the first floor.

### CONSERVATORY

With Bi-fold doors opening to the rear garden. Tiled flooring and fixed electric wall heater.

### KITCHEN

Stylish kitchen fitted with a range of wall and base units with a granite work surface over incorporating a stainless steel sink and mixer tap. There is an integrated fridge freezer, double electric oven, 5 ring gas hob and extractor over. The room is finished with tiled flooring, a central heating radiator, double glazed window and door to the side elevation.

### WC

Ground floor wc with a double glazed window.

### BEDROOM

Large, ground floor double bedroom with a range of fitted wardrobes, a central heating radiator and double glazed window.

## FIRST FLOOR

### LANDING

Double glazed window.

### BEDROOM

Double bedroom with fitted wardrobes which access a large loft space storage room. Double glazed window and central heating radiator.

### BATHROOM

A bathroom with the wow factor comprising of a 4 piece suite including a corner bath, shower cubicle and wc and hand wash basin set within high end fitted bathroom storage. Luxury vinyl flooring, double glazed window and heated towel rail.

## EXTERNAL

To the front of the property there is a well kept lawn. To the side a long drive providing ample off road parking leads to a detached garage which has the benefit of power and light. To the rear and with an open aspect a pleasant garden with lawn and block paved patio.

