



**Shelf Moor Road, Halifax HX3 7PL**

**welcome to**

**Shelf Moor Road, Halifax**

Offered with no onward chain is this spacious three bedroom property. Ideally located with easy transport links into Halifax and Bradford. This property has masses of potential subject to planning permission.



### **Entrance Hall**

Access through composite door with gas central heating radiator.

### **Lounge**

15' 2" max x 14' 3" max ( 4.62m max x 4.34m max )

With window to the side, gas central heating radiator, electric fire and balcony providing stunning panoramic views.

### **Dining Room**

7' 11" x 15' 8" ( 2.41m x 4.78m )

With window to the rear and two gas central heating radiators.

### **Kitchen**

7' 11" x 10' ( 2.41m x 3.05m )

Fitted kitchen with a range of wall and base units incorporating sink and drainer with work surfaces, gas oven, gas hob, integrated dishwasher and window to the side.

### **Utility Room**

11' 3" x 7' 8" ( 3.43m x 2.34m )

With plumbing for washing machine

### **Boiler Room**

Access outside at the rear with newly fitted boiler.

### **Landing**

Provides access to the loft which could easily be converted subject to planning.

### **Bedroom One**

14' plus wardrobe x 11' 5" ( 4.27m plus wardrobe x 3.48m )

Located on the lower ground floor with window to the rear, built in furniture and gas central heating radiator.

### **Bedroom Two**

11' 1" x 10' 5" ( 3.38m x 3.17m )

Located on the ground floor with window to the front, built in wardrobe and gas central heating radiator.

### **Bedroom Three**

12' 4" x 7' 6" ( 3.76m x 2.29m )

Located on the lower ground floor with window to the front and gas central heating radiator.

The lower ground was recently tanked.

### **Shower Room**

Comprises shower cubicle, wash hand basin set in vanity unit, w/c, storage cupboard, heated towel rail, window to the front and under floor heating.

### **Outside**

With garden to the front and side, driveway at the rear offering ample parking, shed and right of access to rear lawn garden at the back.

### **Integral Garage**

With electric up and over door, powering and lighting and door access to the side elevation.

Garage has own access and could be converted into another room subject to planning.



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## Shelf Moor Road, Halifax

- Masses of potential subject to Planning Permission
- Stunning Views with Balcony on to South Facing Garden
- Three Bedroom
- Two Reception Rooms
- Chalet Style Bungalow

Tenure: Freehold EPC Rating: D

offers over

**£275,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BDF115115 - 0006

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