



Broad Ings Way, Shelf, Halifax, HX3 7NJ

welcome to

Broad Ings Way, Shelf, Halifax

Excellent family accommodation situated in the Shelf location, Price £280,000 offering spacious living throughout which could be ideal for growing families. Close to local amenities and public transport links benefitting from off street parking and a private rear garden. Contact us now to view!



Lounge

16' x 11' 5" (4.88m x 3.48m)

Kitchen

10' 8" x 9' 5" (3.25m x 2.87m)

Dining Room

10' 8" x 8' 2" (3.25m x 2.49m)

Utility Room

Conservatory

15' x 6' 6" (4.57m x 1.98m)

W/C Room

Bedroom One

12' 8" x 7' 9" (3.86m x 2.36m)

Bedroom Two

9' 5" x 8' 2" (2.87m x 2.49m)

Bedroom Three

9' 5" x 6' 5" (2.87m x 1.96m)

Family Bathroom



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welcome to

Broad Ings Way, Shelf Halifax

- **PRICE £280,000**
- CONSERVATORY & PRIVATE REAR GARDEN
- DETACHED THREE BEDROOM FAMILY HOME
- WELL PRESENTED & SPACIOUS THROUGHOUT
- CLOSE TO AMENITIES & TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX113902 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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