



**South Lane, Shelf Halifax HX3 7PN**



**welcome to**

## **South Lane, Shelf Halifax**

Offering great spacious family living accommodation is this three-bedroom property in Shelf, Offers Over £210,000 which could be ideal for growing families. Benefiting from good sized gardens, off street parking & a summer house. Contact us now to view!



### Entrance Hall

The entrance hall comprises of ceiling spotlights gas central heating radiator, under stairs storage.

### Lounge

15' max x 14' 10" ( 4.57m max x 4.52m )

The lounge comprises of carpet flooring, ceiling spotlights, feature media wall, bespoke fitted feature fire, UPVC doors to balcony, UPVC double glazed window to side elevation.

### Kitchen

9' 3" x 7' 10" ( 2.82m x 2.39m )

The kitchen comprises of laminate flooring, ceiling spotlights, matching wall and base units, tiled splash back, integrated oven with induction hob, plumbing for a washing machine, UPVC double glazed window to the side elevation.

### Landing

The landing comprises of carpet flooring, glass balustrade staircase.

### Bedroom Three

11' 5" x 10' 3" ( 3.48m x 3.12m )

Bedroom three comprises of carpet flooring, ceiling spotlights, gas central heating radiator, UPVC double glazed window to the front elevation.

### Bedroom Two

12' 10" x 7' 11" ( 3.91m x 2.41m )

Bedroom two comprises of carpet flooring, ceiling spotlights, gas central heating radiator, UPVC double glazed window to the rear elevation.

### Bathroom

The bathroom comprises of laminate flooring, partly tiled walls, chrome heated towel rail, pedestal wash basin, low level w/c, bath, UPVC double glazed window to the front elevation.

### Main Bedroom

16' x 11' 2" ( 4.88m x 3.40m )

The main bedroom comprises of carpet flooring, ceiling spot lights, gas central heating radiator, fitted

wardrobes, two Velux windows, UPVC double glazed window to the rear elevation.

### Bathroom Two

Bathroom two comprises of tiled flooring, ceiling spotlights, walk in shower, chrome heated towel rail, free standing bath, pedestal wash basin, low level w/c, two Velux windows.

### Externally

Externally the property benefits from a gated access to the front with lawned garden and off-street parking Further steps to the side of the property allowing access to the rear where there is a substantial garden and decking area. There is a summer house which has electricity.



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## **South Lane, Shelf Halifax**

- DUPLEX THREE BEDROOM PROPERTY
- LOCATED IN HIGHLY SOUGHT AFTER AREA OF SHELF
- OFF STREET PARKING
- WELL, PRESENTED THROUGHOUT WITH A BALCONY
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£210,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX114331 - 0003

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