



## 18 Sandmoor Gardens

Shelf, Halifax, HX3 7LR

Offers Around £279,000 Freehold





Occupying a generous plot at the head of this popular residential cul-de-sac, this extended brick built semi-detached home offers ready to move into, well presented accommodation. Boasting a spacious lounge, a modern dining kitchen with a utility area, garden, double garage and tandem driveway, together with gas central heating, uPVC double glazing, this could be the family home you have been looking for.

### Location

Sandmoor Gardens is a popular cul-de-sac set back from the A644 Brickhouse and Denholme Gate Road, just a short different distance from shelf Junior and infant school and a short distance from the village of Shelf with it's local amenities. The property also benefits from great transport links to close by major towns, of Bradford and Halifax as well as easy access to the M62 commuter links.

### Accommodation

A uPVC and glazed door opens directly into a spacious lounge with dual aspect windows which give it a light and airy feeling. An open staircase with timber spindle balustrade leads up to the first floor and LVT flooring flows throughout the ground floor. The kitchen features an excellent range of base, wall, and drawer units with complementary Quartz worktops which incorporate a four ring gas hob, electric oven and grill, and a 1 and 1/2 bowl sink with drainer and a mixer Flexi-hose tap. With tiled and glass splashbacks, space for a fridge freezer and dining table and dual aspect windows allowing ample natural light. Set off the kitchen is a utility room with a worksurface and base unit, plumbing for a washing machine and space for a dryer. There is a wall cupboard, a tall fitted cupboard, and the boiler is located to the outside wall. A further uPVC door leads out to the side of the property and garden.

Continuing up to the first floor landing which enjoys a fitted cupboard, window to the side elevation, and the loft access hatch which has a pull down ladder and leads to the boarded and carpeted loft with a Velux window. The principal bedroom is set to the front of the property and enjoys a feature panelled wall and a range a fitted wardrobes. There is a second double bedroom set to the rear and the adjacent third bedroom is larger than average owing to the extension. Completing the first floor accommodation is the modern family bathroom with tiled flooring and walls, uPVC panelling to the ceiling with recessed spotlights, and a feature wall with side panel to the bath. The white suite comprises of low flush WC, wall mounted wash hand basin with a mixer tap and bath with shower over and glass shower screen.

Externally, a tandem driveway provides parking for two cars and leads to the detached double garage which has an electric sectional door, power and light. A rockery style garden to the front of the property enjoys mature plants and shrubs with a paved pathway leading to the front door. Set to the side of the property is a generous lawn with borders of mature trees and shrubs providing privacy, a good sized paved patio which is ideal for al-fresco dining. With a further area of lawn bordered by mature trees and shrubs provide privacy to the rear.



Council tax band: C  
 EPC rating: C  
 Ground rent: N/A  
 Service charge: N/A

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