

Peter David

Properties Ltd

Residential Sales and Lettings



3 Greenacres Grove

Halifax, HX3 7RN

£235,000



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Shelf, Halifax, HX3 7RN

£235,000



Situated on a QUIET RESIDENTIAL CUL-DE-SAC and offered to the market by MOTIVATED SELLERS with NO UPWARD CHAIN, is this DESIRABLE three bedroom property. The property has only had one owner and whilst some cosmetic work is required, the property has been VERY WELL LOOKED AFTER and is in GOOD CONDITION throughout, with a NEW BOILER in 2022, still benefiting from a further three years warranty. Internally comprising: a large living room with a bay window, a kitchen diner, two double bedrooms, a third bedroom and a bathroom. This property is ideal for a growing family, with the POSSIBILITY OF AN EXTENSION TO THE SIDE (subject to the relevant permissions), similar to neighbouring properties. The property is close to Ofsted 'Good' St Michael & All Angels School & Pre-School and is just a few minutes walk, via a FLAT FOOTPATH, to the village shop and the bus stop offering bus routes to the nearby schools of Bradford Grammar, Lightcliffe Academy & Hipperholme Grammar School. With EASY-TO-MAINTAIN GARDENS to the front and rear, as well as a LARGE driveway and a DETACHED GARAGE offering off-road parking for three cars. Internal viewings are highly recommended - book yours today!

Entrance Hallway

From the front of the property, there is a uPVC door providing access to the entrance hallway. The entrance provides access to the living room and there is a staircase to the first floor accommodation.

Living Room

A spacious and neutrally decorated living room with a large bay window overlooking the front garden. The focal point is the electric fire, with a marble-effect surround and hearth.

Kitchen Diner

A large kitchen diner, with wood-effect wall and base units in a good condition, providing ample storage space. With black work surfaces, laminate flooring and integrated

appliances, including: an electric oven and hob, a dishwasher, a fridge, a freezer and a washer/ dryer. There is an inset stainless steel sink and drainer, windows allowing plenty of natural light and an external stable door providing access to the rear garden. There is a useful under-stairs storage cupboard housing the boiler (fitted by British Gas and which still has 3 years' warranty).

Landing

There is a window to the side aspect and a loft hatch. Benefiting from an airing cupboard, housing the water tank.

Bedroom One

A large double bedroom with a window to the front elevation and space for bedroom furniture.

Bedroom Two

A double bedroom with a window to the rear elevation.

Bedroom Three

A good-sized single bedroom with a window to the front elevation.

Bathroom

A fully tiled and carpeted bathroom with a three piece suite, comprising: a WC, a hand basin and a bath. The bath benefits from an over-head electric shower.

Detached Garage

There is a detached garage to the side of the property, ideal for parking and storage.

External

The property is located on a quiet cul-de-sac, with a good-sized yet easy-to-maintain lawn to the front. To the side of the property there is a large driveway, which could accommodate parking for 3-4 cars and which leads to the rear garden. To the rear of the property (accessed from

both the side and the kitchen diner), there is a lawn and a footpath.

Directions

For Satnav please use the postcode HX3 7RN

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

DISCLAIMER

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 will be no delay in agreeing the sale.

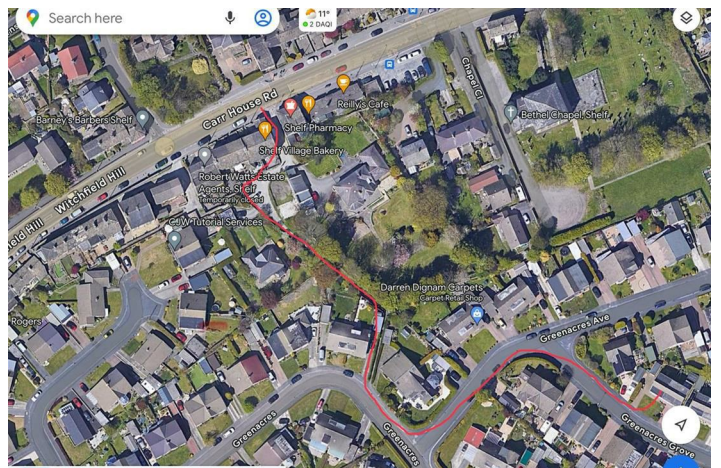
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the

position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



Hybrid Map

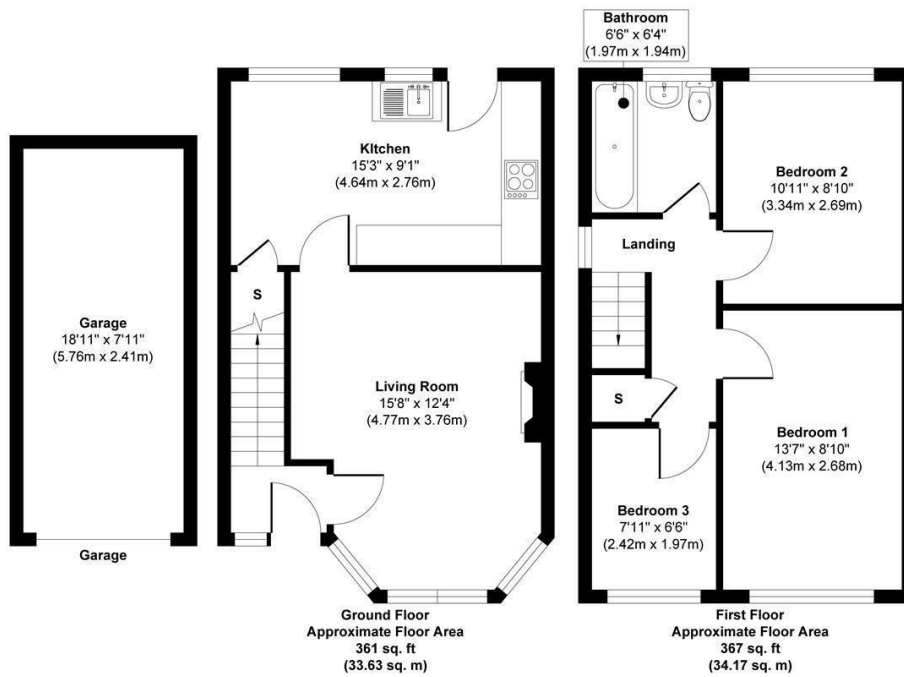


Terrain Map



Floor Plan

3 Greenacres Grove, Shelf HX3 7RN



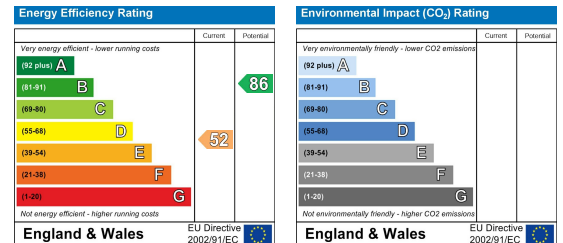
Approx. Gross Internal Floor Area 728 sq. ft / 67.80 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.