

Peter David

Properties Ltd

Residential Sales and Lettings



Westfield Green Lane

Halifax, HX3 7TR

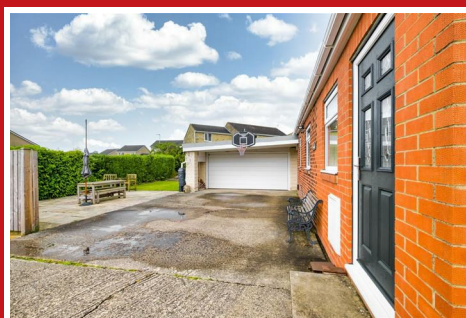
£550,000



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Shelf, Halifax, HX3 7TR

£550,000



Set on a 1/3 acre and SIGNIFICANTLY EXTENDED is this LARGE DETACHED dormer bungalow, benefiting from a good-sized, flat GARDEN with a patio, lawn and veg garden. The property internally comprises: an entrance hallway, a kitchen diner, two living rooms and a conservatory, two ground floor bedrooms with en-suites, a ground floor guest WC and a first floor bedroom, bathroom and office space. The property benefits from AMPLE STORAGE SPACE and has a DETACHED DOUBLE GARAGE which also has a WORKSHOP. Located in the popular area of Shelf, the property is close to amenities woods and country walks and the centre of Halifax and Brighouse. It is also within an easy distance of the M62 network and local schools. Internal viewings are highly recommended - book yours today!

**** This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway. ****

Entrance Hallway

A light entrance hallway with a composite front door. Featuring a staircase to the first floor accommodation and a useful storage cupboard.

Living Room / Reception Room Two

A good-sized room with the focal point being the fireplace, currently housing a stove.

Kitchen Diner

A modern kitchen with cream wall and base units, a spotlight ceiling and windows to the garden. Featuring an inset stainless steel sink and drainer, an integral double oven and gas hob and other integrated appliances. There is a door providing external access and ample space to dine.

Living Room / Reception Room One

A versatile reception room with a wall-mounted electric fire. Access to the conservatory.

Conservatory

A large useful space with pleasant views of the garden.

Bedroom One

A large ground floor bedroom with patio doors to the conservatory allowing plenty of natural light. Benefiting from an en-suite.

En-suite

A large en-suite with a four piece suite, comprising: a walk in shower cubicle, a bath, a hand basin and a WC. Spotlight ceiling, wall-mounted chrome towel rail and part-tiled walls.

Bedroom Two

A good-sized second bedroom with fitted wardrobes and a window to the front aspect. Benefiting from an en-suite.

En-suite

A large bathroom featuring: a corner shower cubicle, a bath, a hand basin and a WC. Wall-mounted chrome towel rail and spotlight ceiling.

Ground Floor WC

Landing / Office

Bedroom Three

A good sized third bedroom with storage space and a window.

Bathroom

A good-sized third bathroom with a four piece suite, comprising: WC, hand basin, bath and a shower cubicle.

External

The external space on offer is a real asset, with a large semi-circular driveway, detached double garage, patio and lawn as well as a vegetable patch. The property is set on a

substantial plot and has been extended previously, with the potential for further expansion (subject to the relevant permissions).

Viewings

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

Directions

For Satnav please use the postcode HX3 7TR

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



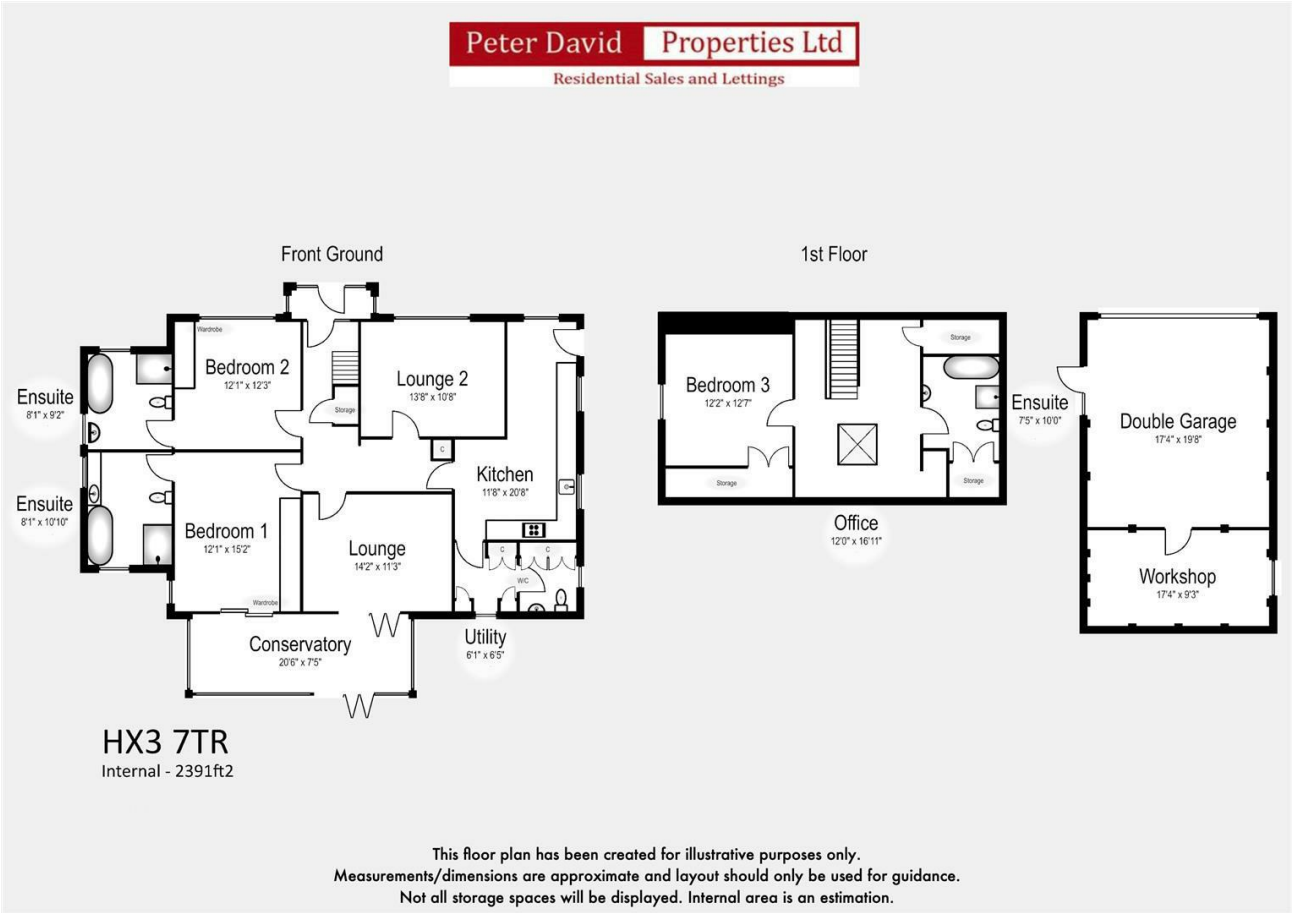
Hybrid Map



Terrain Map



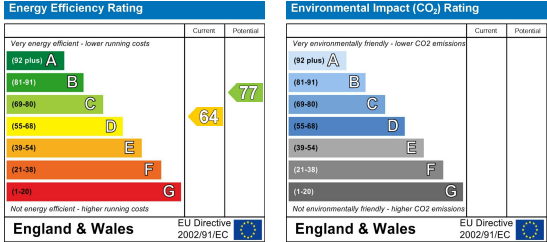
Floor Plan



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.