



9 Greenacres Grove, Halifax, HX3 7RN
£1,050

A well-presented and recently modernised three-bedroom property, ideally situated in the popular village of Shelf, Halifax. Offering comfortable and contemporary accommodation throughout, this attractive home is ideally suited to families or professional tenants seeking a convenient location close to local amenities and schooling.

The property briefly comprises an inviting entrance hallway, leading into a spacious open-plan living and dining room, providing a versatile and sociable space for both relaxing and entertaining.

The property benefits from a modern fitted kitchen, offering a contemporary range of units and work surfaces and a utility space.

To the first floor there are three well-proportioned bedrooms, all presented in neutral décor, creating a light and adaptable space ready for tenants to make their own and a splendid three piece bathroom.

Externally, the property boasts gardens to both the front and rear, providing useful outdoor space for relaxation and entertaining. A private driveway provides off-road parking and leads to a garage, offering additional parking and storage.

COUNCIL TAX BAND - C

EPC RATING - TBC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 