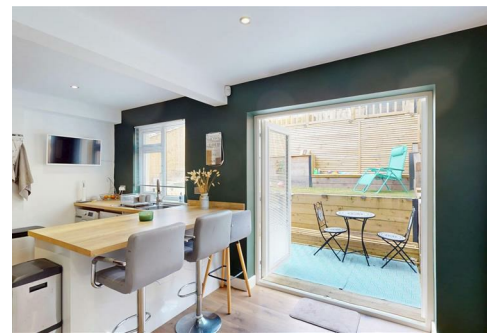
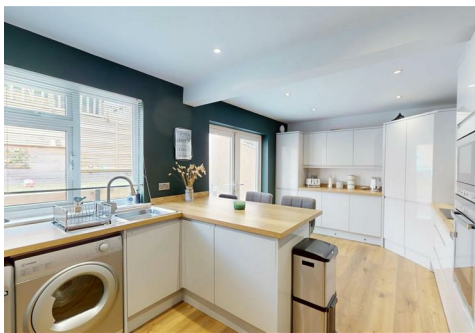




7 Beechwood Avenue, Shelf, Halifax, West Yorkshire, HX3 7ND

Asking Price £280,000

Offered to the market with is this recently modernised EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY located on a quiet cul-de-sac in Shelf - HX3 with local amenities and popular schools nearby. With a new kitchen & four-piece bathroom, solar panels to the front, recently landscaped gardens, and a contemporary finish throughout, we expect this property to be popular with family buyers seeking a home in the area.

Internally comprising; entrance hallway, living room, dining kitchen, utility porch/playroom, three first floor bedrooms, four-piece house bathroom, second floor double bedroom with occasional room/dressing room.

Externally the property is situated on a quiet cul-de-sac with parking easily accessible, has a detached single garage, a bin & wood store, new fencing and borders to both the front and rear garden, a tiered garden with decking, patio and lawn area, and a low-maintenance garden to the front.

We expect this property to be popular, so please be prompt in booking an internal inspection.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Dining Kitchen



The hub of this family home, contemporary open-plan dining kitchen to the rear of the property with french doors to the garden.

With new flooring throughout, and a great range of contemporary white gloss units with complementary worktops and tiled splashbacks.

Appliances - tower-unit oven & grill, dishwasher, sink with drainer, induction hob with extractor, free-standing washing machine, dryer & american-style fridge/freezer.

The kitchen has a central breakfast bar which offers seating, and an accompanying porch offering versatile use and a front access point.

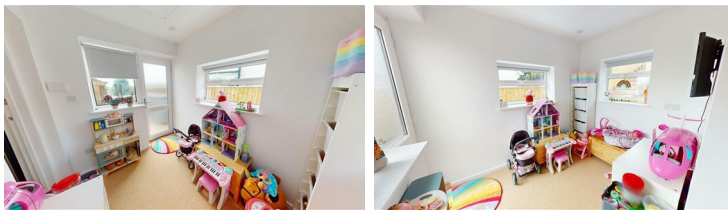
Living Room



Spacious living room to the front of the property offering great natural light and a far-reaching view across the valley.

With new carpets, a central wood-burning stove with exposed brickwork, space for alcove furniture and a large suite as seen.

Play Room / Porch



Extended room to the side of the property leading from the kitchen with separate external access to the front/side.

Currently used as playroom, but offering versatile use as a utility room or home office.

FIRST FLOOR

Master Bedroom



Good-sized master bedroom to the first floor with a view to the front of the property and across the valley.

With full-length fitted wardrobes, draws and units above the bed head, with space for a large bed with side tables.

Bedroom



Second bedroom, a further first floor double with a view to the rear garden.

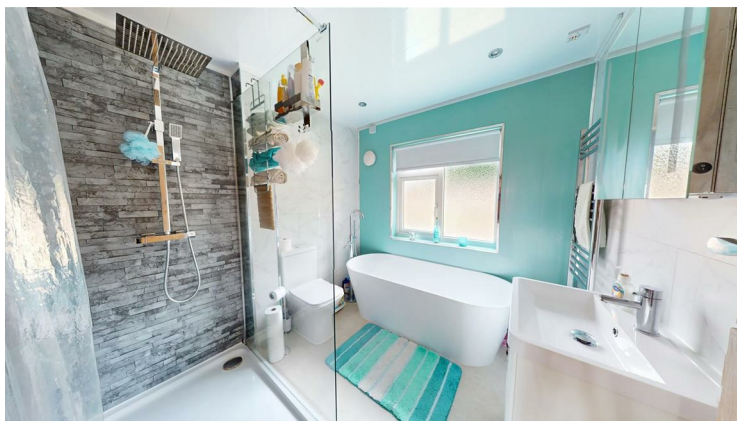
Offering ample room for a double bed with side tables, full-length wardrobes and dressing furniture.

Bedroom



Third bedroom, a single/three-quarter bedroom to the front of the property - offering potential for a home office as seen.

Bathroom



New four-piece bathroom to the rear of the first floor - ideal for this family home.

With wall and floor tiling, ceiling spotlights and a contemporary four-piece suite - walk-in shower with rain fitting, tub bath, wc, wash basin with unit and mirror, and chrome towel rail.

SECOND FLOOR

Bedroom



Second floor double bedroom with accompanying occasional room.

Offering space for a double bed with side tables and dressing furniture, offering eaves storage and fitted cupboards to the occasional room.

Occasional Room



Occasional room leading off the bedroom with skylight window to the front.

With fitted storage cupboards, and offering ideal use as a dressing room, child's study room or home office.

EXTERNAL



Rear Garden



The property benefits from a generous garden to the rear with access from the kitchen french doors, or via the side of the property.

The garden is finished across three tiers, with a decked patio area leading from the property offering space for outdoor seating and currently a hot tub.

With a lawned garden to the second tier, and a large lawn area to the top tier with new border fencing and rails - ideal for this family home and a children's play area.

Side

The property has a further outside space to the side of the property with gated access to the front, and internal access to the playroom/porch.

Decked throughout with border fencing, a fitted wood store and space for a garden store unit.

Front Garden



Well-presented garden to the front of the property with access to the property via the front and side.

With gated access, new steps, a bin store and a pebble surround with mature tree and shrubs.

The garden has a pebbled lower tier, a lawned central area, and a raised decking to the side offering space for outdoor seating.

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		
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