

19 Ing Head Terrace, Shelf, Halifax, HX3 7LB

£230,000

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A beautifully modernised three-bedroom home, having undergone a full programme of renovation and improvement by the current vendors to create a stylish and ready-to-move-into property. The accommodation combines character features, including an exposed brick chimney breast with open fireplace, with contemporary finishes such as the recently updated breakfast kitchen, modern bathroom. There is also a spacious bay-fronted lounge and three well-proportioned bedrooms. Externally, the property benefits from a gravel driveway with potential for off-road parking for up to two vehicles (subject to the necessary consents), and an enclosed rear garden with raised patio seating and lawn. Ideally positioned for convenient access to local amenities and everyday facilities.





GROUND FLOOR:

Entrance Vestibule

Accessed via a composite external door to the front, the vestibule has LVT flooring, a central heating radiator and staircase rising to the first-floor accommodation.

Lounge

14'10" max into bay x 12'3" (4.52m max into bay x 3.73m)

A spacious reception room featuring a large UPVC double-glazed bay window to the front elevation, central heating radiator and LVT flooring. The room also benefits from an attractive exposed brick chimney breast incorporating an open fireplace, with sliding double doors providing access through to the breakfast kitchen.

Breakfast Kitchen

15'5" max x 8'0" max (4.70m max x 2.44m max)

Recently updated and fitted with a range of matching wall and base units, complemented by laminate working surfaces and incorporating a one-and-a-half bowl sink with side drainer, mixer tap and spray-style attachment. Integrated appliances include a four-ring electric hob, electric oven beneath and extractor canopy over, together with an integrated dishwasher. There is also space for an American-style fridge freezer and space and plumbing for an automatic washing machine. Further features include a breakfast bar area, central heating radiator, useful understairs storage cupboard and inset ceiling spotlights. A UPVC double-glazed window overlooks the rear garden, whilst a composite external door provides direct access outside.

FIRST FLOOR:

Landing

Having a loft access point and attractive timber and glazed balustrade.

Master Bedroom

11'5" x 9'2" max (3.48m x 2.79m max)

A good-sized double bedroom situated to the front elevation, having a central heating radiator and UPVC double-glazed window.

Bedroom Two

9'3" x 9'11" (2.82m x 3.02m)

A further double bedroom positioned to the rear, having a central heating radiator and UPVC double-glazed window.











Bedroom Three

8'1" x 6'0" max including bulkhead (2.46m x 1.83m max including bulkhead)

Having a central heating radiator and UPVC double-glazed window to the front elevation. Currently presented as a study.

Bathroom

Fitted with a modern white three-piece suite comprising a low-flush WC, pedestal wash hand basin and P-shaped panelled bath with thermostatic rainfall-style shower over. There are panelled splashbacks to the walls incorporating useful shelving, inset ceiling spotlights, a chrome ladder-style heated towel rail and UPVC double-glazed window.

OUTSIDE:

To the front of the property is a gravelled area providing potential off-road parking for up to two vehicles, subject to any relevant permissions obtained. To the rear is an enclosed garden, featuring a raised patio seating area and lawn, providing a pleasant outdoor space for relaxation and entertaining.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

TENURE:

Freehold

COUNCIL TAX BAND:

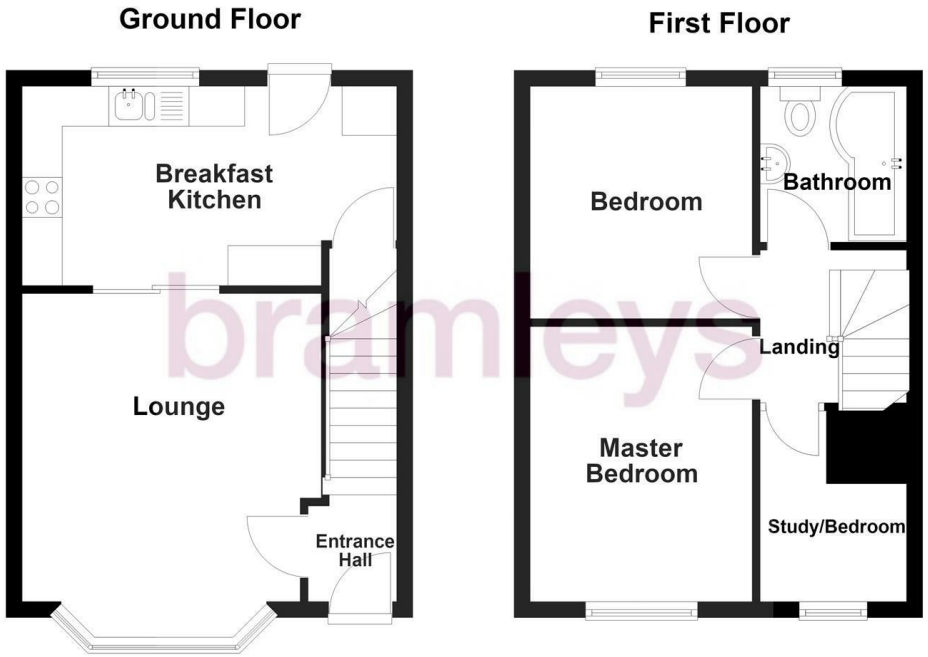
Band B

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



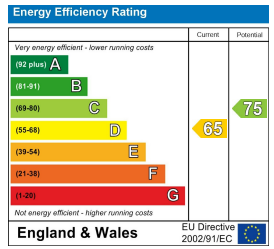
NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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