Hamilton Bower
ESTATE AGENT









1 Sun Wood Avenue, Shelf, Halifax, HX3 7JY
Offers In The Region Of £190,000

HAMILTON BOWER are pleased to offer FOR SALE WITH NO CHAIN this THREE BEDROOM SEMI-DETACHED PROPERTY located on a pleasant cul-de-sac in Shelf, Halifax - HX3. With off-street parking, scope to modernise, and within close proximity to local schools, we expect this property to be popular with families and first-time buyers seeking a home in the area. Internally comprising; entrance, lounge, kitchen, dining room, two double bedrooms and a single, bathroom and loft. Externally the property has low maintenance frontage, a private garden to the rear and a driveway to the front and side. Viewing is recommended to appreciate the potential on offer.

EPC RATING - E

COUNCIL TAX BAND - C

GROUND FLOOR

ENTRANCE HALL
Spacious entrance area with stairs to the first floor and gas wall heater.

LOUNGE
Bay fronted lounge with a double glazed window and a gas fire set to decorative surround.

DINING ROOM
To the rear of the property with a wall mounted gas fire and a double glazed window.

KITCHEN
Fitted wall and base units to two sides with work surface over. Gas point for cooker, under stairs storage and tiled flooring to kitchen area. Window to side elevation.

FIRST FLOOR

LANDING
Loft access and a double glazed window.

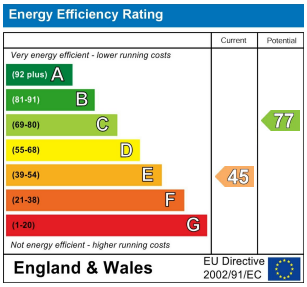
BEDROOM
Double bedroom to the front elevation with ample room for a large bed and wardrobes. Double glazed window.

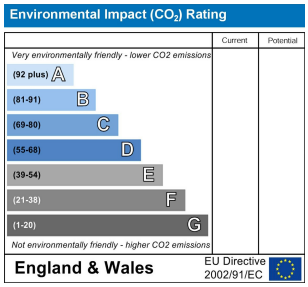
BEDROOM
Double bedroom to the rear elevation again with ample room for a large bed and wardrobes. Double glazed window.

BEDROOM
Third bedroom with a double glazed window.

BATHROOM
Fitted three piece bathroom suite. Window to the side elevation.

EXTERNAL
The property has a paved garden to the front with plants, shrubs and a tree. A driveway leads down the side providing off road parking and leads to a pleasant enclosed rear garden with lawn and mature plants, shrubs and hedges.


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
45
77
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