Hamilton Bower
ESTATE AGENT

3 Beckside, Shelf, Halifax, West Yorkshire, HX3 7QG
Asking Price £219,950

Offered to the market with no onward sale chain is this spacious and well-presented THREE DOUBLE BEDROOM SEMI-DETACHED TOWNHOUSE located on a cul-de-sac development in Shelf - HX3 with local amenities and schools nearby. With a master bedroom with en-suite, off-street parking, and three double bedrooms across three floors, we expect this property to be popular with first-time and family buyers seeking a home in the area.

Internally comprising; entrance hallway, dining lounge, kitchen, ground floor WC, two first floor double bedrooms including master with en-suite, house bathroom, second floor double bedroom.
Externally the property is situated on a quiet development, with driveway and garden to the front, and a lawned garden to the rear with french door access from the lounge.

The property is maintained to a good standard by the current owners and is being with offered with no onward sale chain. We expect this property to be popular, so please be prompt in booking an internal inspection.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

The Property Ombudsman

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9 Square, Northowram, Halifax, HX3 7HW

GROUND FLOOR

Living/Dining Room

The hub of this family home, open-plan living/dining room with french doors to the garden.
With laminate flooring throughout, a storage closet, and ample space for a large suite and family dining table.

Kitchen

Contemporary kitchen to the front of the property with access from the entrance hallway.
Fitted with a range of white gloss units with contemporary worktops and tiled splashbacks.
Appliances - four-burner gas hob with extractor, oven/grill, fridge/freezer, dishwasher, washing machine, sink with drainer.

WC

Ground floor WC with wash basin and frosted window.

FIRST FLOOR

Primary Bedroom

Generous primary bedroom with en-suite to the rear of the first floor with a view to the garden.
Offering ample space for a large bed with side tables and wardrobes.

En-Suite

Primary bedroom en-suite shower room with tile-effect flooring and tiled splashbacks.
Fitted with a matching white three-piece suite - corner shower, WC, wash basin and towel rail.

Bedroom

Second first floor bedroom, a double room with a view to the front of the property.
Offering ample space for a double bed with side tables and wardrobes.

Bathroom

House bathroom to the front of the first floor offering use to bedrooms two and three.
With wall-tiling, tile-effect flooring, and a matching white three-piece suite - bath with overhead shower, WC, wash basin and towel rail.

SECOND FLOOR

Bedroom

Good-sized bedroom to the second floor with a view to the front of the property.
With access to eaves storage, and space for a double bed with side tables and dressing furniture.

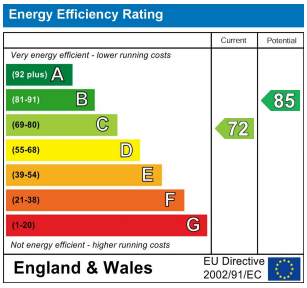
EXTERNAL

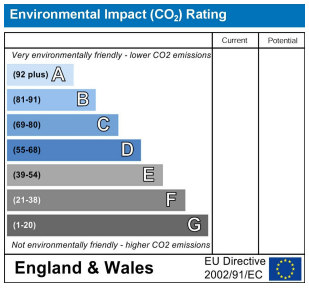
Rear

Lawned garden to the rear of the property with access via the french doors from the living room or gated access from the side of the property.
Offering an ideal sun-trap, with central lawn with pebble surround, and a flagged patio area leading from the property.

Front

Double driveway to the front of the property offering off-street parking.


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
72
85
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
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