Hamilton Bower
ESTATE AGENT









87 Shelf Hall Lane, Shelf, Halifax, West Yorkshire, HX3 7LT
Asking Price £249,950

Offered to the market with no onward sale chain is this fully refurbished and extended TWO BEDROOM SEMI-DETACHED PROPERTY with off-street parking located on in Shelf - HX3 with local amenities and popular schools nearby.

With a fresh contemporary finish throughout, a great open-plan ground floor, new kitchen & bathroom, and two double bedrooms, we expect this property to be popular with a range of buyers.

Internally comprising; living/dining area, breakfast kitchen, two double bedrooms, bathroom and loft.

Externally the property has a driveway to the front (dropped kerb finished soon), side access to the rear, and a flagged patio area leading to a generous lawn to the rear.

The property has been finished with good quality fixtures and fittings, new electrics, boiler, flooring and decoration, internal and external doors, and a new single storey extension to the rear accommodating the

GROUND FLOOR

Dining Lounge




Fantastic open-plan ground floor with laminate flooring throughout, comprising of an living/dining area, central breakfast bar and a fitted kitchen to the extension.
The living/dining area has a central fireplace, under-stairs cupboard, open-staircase and ample space for a large suite and a dining table if preferable.

Breakfast Kitchen






Contemporary breakfast kitchen to the extended rear of the property offering a view and access to the garden.
With a central breakfast bar offering seating, laminate flooring, dual velux windows, and a range of shaker-style units.
Appliances - electric hob with extractor, oven/grill, full-length fridge and a freezer, dishwasher, washer/dryer and sink with drainer.

FIRST FLOOR

Primary Bedroom



Generous primary bedroom to the rear of the property offering a view to the garden.
With new carpets and decoration, offering ample space for a large bed with side tables, wardrobes and desk/dressing furniture.

Bedroom




Second bedroom, a further double with a view to the front of the property.
With a fitted cupboard above the bulkhead, and ample space for a bed with dressing furniture.

Bathroom

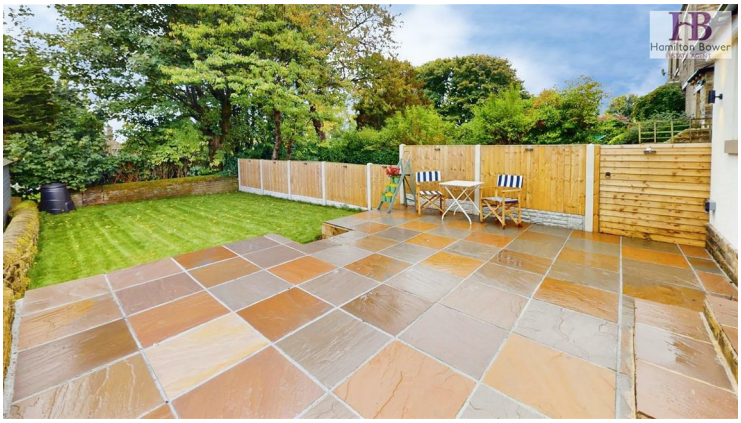


Contemporary bathroom with tiled flooring, frosted window and marble effect shower panel.
Fitted with a matching three-piece suite - bath with black fittings and rain shower, wc, wash basin with fitted unit, black heated towel rail.

EXTERNAL



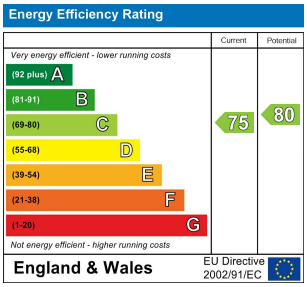
Rear

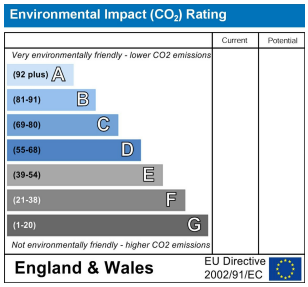


The property benefits from a generous garden to the rear, with side access to the front, and external lighting.
With a flagged patio area leading from the property offering an ideal space for outdoor seating, and a lawned area to the lower tier.

Front

Driveway to the front of the property offering off-street parking, this is currently being finished along with a dropped kerb after approval from the council.


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
75
80
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
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