



19 Greenacres Drive, Shelf, Halifax, HX3 7QS Offers Over £300,000

Offered to the market is this well-presented TWO BEDROOM SEMI-DETACHED PROPERTY located on a quiet cul-de-sac in Shelf - HX3 with local amenities nearby and the local primary school within walking distance. With a generous corner plot offering a sun-trap garden, two good-sized bedrooms and reception rooms, and with off-street parking and garage offering parking for multiple cars, we expect this property to be popular with family and downsizing buyers seeking a home in the area.

Internally comprising; entrance hallway, living room, dining room, kitchen, conservatory, shower room and two double bedrooms.

Externally the property has a large garden to the side and rear offering an ideal sun-trap and great privacy, two patio areas, a driveway to the side offering parking for four cars, and a detached double garage with power supply.

The property is maintained to a high standard by the current owners, and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

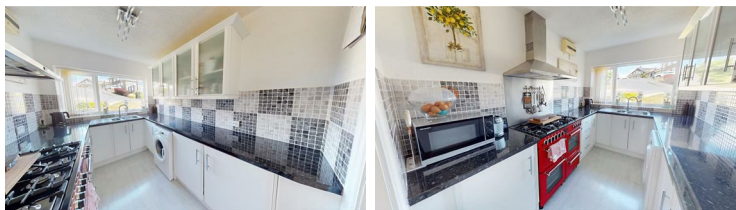
GROUND FLOOR

Living Room



Spacious and bright living room to the front of the property offering great natural light. With a central fireplace, alcove space, ceiling rose and ample room for a two/three piece suite.

Kitchen



Kitchen to the front of the property with a view to the garden and driveway. Fitted with a good range of matching white units with complementary worktops and tiled splashbacks. Appliances - range cooker with extractor, fridge, freezer, washing machine and sink with drainer.

Dining Room



Dining room to the rear of the property with sliding doors through to the conservatory. Offering good natural light and ample room for a family dining table with chairs.

Conservatory



Conservatory to the rear of the property offering a great view and double doors to the garden. Offering versatile space with current use as an extra living area/sun room.

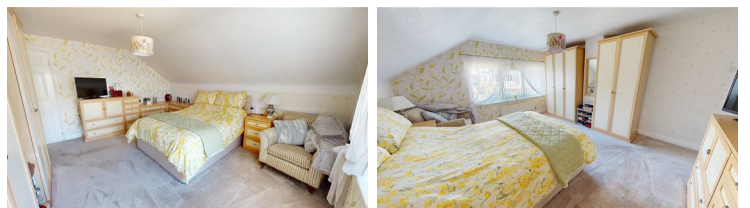
Shower Room



Ground floor shower room with frosted window to the rear of the property. Fitted with a three-piece suite - walk-in shower, wc, wash basin and towel rail.

FIRST FLOOR

Bedroom



Generous primary bedroom to the first floor with a view to the front of the property. Offering space for a large bed with side tables, dressing furniture and wardrobes. Given its size, the primary bedroom offers potential space for an en-suite to be added if preferable to a buyer.

Bedroom



Second bedroom, a double room to the rear of the property with a view to the garden.

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



Lawned garden to the front of the property with pebble surround and border shrubs and plants.

EXTERNAL



Rear



The property benefits from a large corner plot with an expansive garden to the rear, front and side.

With a wrap-around patio area leading from the property offering multiple spaces for outdoor seating.

The garden has a generous central lawn to the lower tier, with well-maintained border hedging and shrubs offering great privacy.

There is a further planting area to the rear of the garage with a flowerbed and potential space for a shed or greenhouse.

Drive & Garage

Driveway to the front and side of the property offering off-street parking for a minimum of four cars.

The driveway leads down to the detached double garage which has a power supply, split single doors and lighting.

Front

