



19 Howdenbrook, Shelf, Halifax, HX3 7QB
£295,000

Offered with NO ONWARD CHAIN is this spacious THREE BEDROOM DETACHED home ideally located in a cul-de-sac position on this much sought development. The property sits on a good size plot with generous gardens, off road parking and garage. Viewing is essential to appreciate the potential of this splendid residence.

EPC RATING - TBC

COUNCIL TAX BAND - D

GROUND FLOOR

ENTRANCE HALLWAY

Good size entrance hallway with a central heating radiator and under stairs storage.

WC

Ground floor cloakroom fitted with a low flush wc and a hand wash basin. Double glazed window and a central heating radiator.

LOUNGE

The lounge is open to the dining area and has a double glazed window to the front elevation, a central heating radiator and a gas fire with decorative surround.

DINING ROOM

The dining area has a double glazed window and a central heating radiator.

KITCHEN

Modern fitted kitchen comprising of a range of wall and base units to three sides with a contrasting work surface over incorporating a sink and mixer tap. Integrated electric oven with a gas hob and extractor fan over. Vinyl flooring, a central heating radiator, double glazed window and door to the side elevation.

FIRST FLOOR

LANDING

The landing has a double glazed window, a central heating radiator and access to a part boarded loft via a pull down ladder.

BEDROOM

Double bedroom to the front elevation with fitted wardrobes, a central heating radiator and a double glazed window.

EN-SUITE

En-suite shower room with a wc and hand wash basin in a combination unit and a shower cubicle with glass screened folding door. Tiled flooring and a double glazed window.

BEDROOM

Generously sized second bedroom, this one to the rear with fitted, mirrored wardrobes, a double glazed window and a central heating radiator.

BEDROOM

The third bedroom is located to the front of the property and has a double glazed window and a central heating radiator.

BATHROOM

Low flush wc and a hand wash basin in a combination unit and a double glass screened shower cubicle housing a shower unit. Tiled flooring, a double glazed window and central heating radiator.

EXTERNAL

The property sits at the end of a cul-de-sac and has garden, parking and drive to the front which leads to the garage. To the rear a lovely garden with lawn, patio and decking areas ideal for families to enjoy.

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		
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		
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