



Greenacres Grove, Shelf, HX3 7RN
£225,000

E&H Edkins Holmes
ESTATE AGENTS

This recently decorated and newly carpeted three-bedroom semi-detached dormer bungalow offers spacious and adaptable accommodation ideal for modern living.

The property features a generous dining kitchen, perfect for family life and entertaining, complemented by comfortable living space. To the first floor are three well-proportioned bedrooms, offering flexibility for family members, guests, or home working.

Externally, the property benefits from a driveway providing off-road parking, a garage, and a garden providing pleasant outdoor space. Ideally located in the sought-after area of Shelf, the home enjoys convenient access to local amenities, reputable schools, and excellent transport links.

Offered in move-in ready condition, this attractive home is well suited to a variety of purchasers.



Entrance Hall
Radiator. UPVC double glazed window to front elevation.

Lounge 15'7" x 12'4" (4.760 x 3.781)
Electric fire. Radiator. UPVC double glazed window to front elevation.

Dining Kitchen 8'8" x 15'3" (2.659 x 4.658)
Fitted kitchen with wall and base units. Breakfast bar. Composite sink. Electric oven. Electric hob. Plumbing for washing machine. Understairs cupboard. Radiator. UPVC double glazed door to rear elevation. UPVC double glazed window to rear elevation.

Landing
Stairs leading from entrance hall. Loft access. Cupboard. UPVC double glazed window to side elevation.

Bedroom One 11'4" to wardrobes x 8'9" (3.459 to wardrobes x 2.673)
Fitted wardrobes. Radiator. UPVC double glazed window to front elevation.

Bedroom Two 10'8" x 8'11" (3.253 x 2.730)
Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 8'7" x 8'6" (2.629 x 2.606)
Radiator. UPVC double glazed window to front elevation.

Bathroom
Wash hand basin. Low flush W.C. Spa bath with mixer taps and shower over. Fully tiled. Chrome towel radiator. Extractor fan. UPVC double glazed window to rear elevation.

Front Garden
Open lawn garden.

Rear Garden
Enclosed lawn and patio garden.

Garage
Single garage.

Parking
Driveway parking.

Council Tax Band
C

Location
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
varieties.slim.basic

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