



**3 Cross Lane, Halifax, Yorkshire, HX3 7LW**  
**Asking Price £250,000**

HAMILTON BOWER are pleased to offer FOR SALE this characterful and well-presented THREE BEDROOM COTTAGE located in Shelf - HX3. With its contemporary finish throughout and close proximity to local schools, we expect this property to be popular with families looking for a home in the local area.

Accommodation briefly comprises; Front entrance porch, lounge with double doors leading to a spacious dining kitchen with a modern range of units, cloakroom/WC, cellar, master bedroom with en-suite, two further well proportioned bedrooms and recently fitted bathroom. Externally the property has a gravelled shared access courtyard with EV charger to the front, and an enclosed south-facing garden to the rear with a lovely outlook over the neighbouring open fields. The accommodation has the benefit of both gas central heating and UPVC double glazing throughout.

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY

## GROUND FLOOR

### Entrance Lobby



Entrance lobby to the front of the property with oak effect security composite door and coat/shoe store.

### Lounge

14'2" x 13'11" (4.32 x 4.24)



Spacious lounge with central electric fireplace, alcove storage and a view to the front of the property.

The lounge has direct access to the cellar, double doors to the kitchen and can accommodate a large suite as seen.

### Kitchen / Dining Room

18'7" x 15'10" (5.66 x 4.83)



The hub of this property, contemporary open-plan kitchen with central island, dining area, wc/cloakroom and double doors through to the living room.

The kitchen is fitted with matching wall and base units, granite effect worktops, sink with drainer, ceramic hob, oven/grill, fridge/freezer, washing machine, dryer and dishwasher.

With two skylight windows and spotlights, the kitchen receives an abundance of natural light and is spacious throughout.

### Cloakroom/WC



Two piece white suite incorporating WC and hand basin. Cupboard housing boiler and good size storage area.

### Cellar

Useful cellar leading from the lounge. The cellar has power, spot lights to the ceiling and central heating radiator. Perfect for storage.

## FIRST FLOOR

### Master Bedroom

11'11" x 9'7" (3.63 x 2.92)



Well-presented master bedroom with a view to the front and accompanying shower en-suite.

Fitted with shag-pile style carpet and with space for a large bed with side tables and dressing furniture.

### En-Suite

7'0" x 4'10" (2.13 x 1.47)



Master bedroom en-suite shower room with under-floor heating, tiled flooring and matching white three-piece suite - corner shower, wc, wash basin and chrome towel rail.

## Bedroom Two

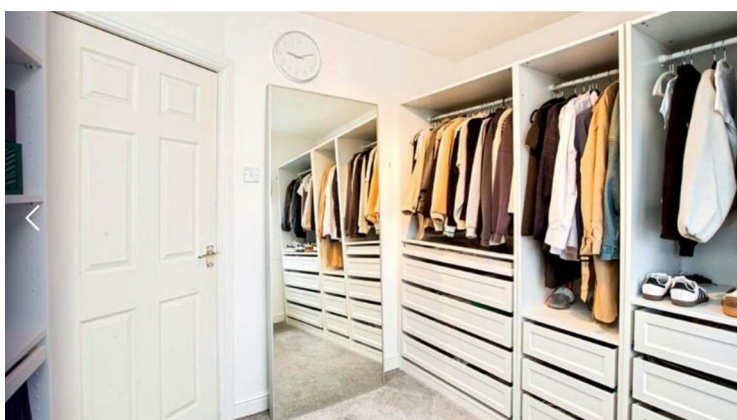
9'4" x 9'1" (2.84 x 2.77)



Second double bedroom, with a view over the neighbouring fields and space for a double bed and dressing furniture.

## Bedroom Three

10'6" x 8'10" (3.20 x 2.69)



Good-sized third bedroom, sharing the view over the neighbouring fields and with access to the loft.

## Bathroom



House bathroom with vinyl tile effect flooring and matching three-piece suite - wet-room style shower, wc, wash basin and towel rail.

## EXTERNAL



Gravelled shared access courtyard to the front with EV charger recently fitted.

## Garden



Enclosed garden to the rear of the property with gated entrance, astroturf style grass and a fantastic view over the neighbouring fields.

