



17 Burned Grove, Shelf, Halifax, West Yorkshire, HX3 7PU
£275,000

HAMILTON BOWER are pleased to offer FOR SALE this well-presented EXTENDED TWO BEDROOM SEMI-DETACHED BUNGALOW located on a pleasant cul-de-sac in Shelf, Halifax - HX3. With off-street parking for multiple cars, an open-plan dining kitchen and two double bedrooms, we expect this property to be popular with a range of prospective buyers. Internally comprising; kitchen, dining/sun room, lounge, two double bedrooms, bathroom and loft. Externally the property has a driveway to the front/side which offers parking for at least three cars, a detached double garage, and a lawned garden to the rear. The property benefits from gas central heating and double glazing throughout, is available with NO ONWARD CHAIN.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

INTERNAL

KITCHEN

Kitchen with good range of matching units with complementary worktops and tiled splashbacks.

Appliances include - range cooker with overhead extractor, fridge/freezer, washing machine and sink with drainer.

DINING

Open-plan from the kitchen to the rear of the property is the dining room/sun room.

With doors to the garden and ample space for a table with chairs.

LOUNGE

Lounge to the front of the property with electric fireplace and space for a good-sized suite.

BEDROOM

Double bedroom to the front of the property with fitted wardrobes.

BEDROOM

Second double bedroom, with a skylight and fitted wardrobes.

BATHROOM

Bathroom with tiled flooring/walls and matching three-piece suite - walk-in shower, wc, wash basin.

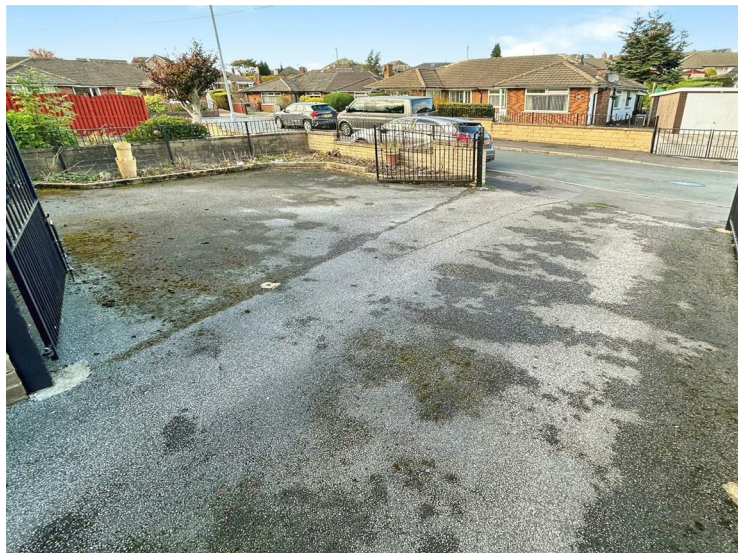
EXTERNAL

REAR



Lawned garden to the rear of the property with access from the dining/sun room.

FRONT



Driveway to the front/side of the property offering parking for a minimum of three cars.

DRIVE & GARAGE



Double detached garage to the side of the property offering good storage space.

