



54 Ing Head Terrace, Shelf, Halifax, HX3 7LB

£245,000

- Immaculate 3-bed end-terrace
- Sought-after Shelf location
- Spacious modern kitchen diner
- Cosy lounge with wood-burning stove
- Extensive gardens, patio & parking
- Contemporary décor and fixtures

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IMMACULATE 3-BEDROOM END TERRACE, SHELF

Beautifully presented and ready to move straight into, this end-terrace home in Shelf offers a perfect blend of contemporary décor, character features and excellent outdoor space. The property has been lovingly maintained throughout and benefits from a large modern kitchen diner, cosy lounge with wood burner, three bedrooms, and extensive gardens with parking for up to four vehicles.



Council Tax Band: B



GROUND FLOOR

Entrance hallway with practical vinyl flooring.

Stylish lounge with bay window to the front (with bespoke blinds) and a cosy wood-burning stove as the focal point.

To the rear, a generous modern kitchen diner with hardwood floors, downlighters, and two windows plus a part-glass back door providing excellent natural light.

Fitted with gas hob, electric oven, and plenty of built-in storage.

Ample space for a family dining table.

Separate utility area for appliances.

Handy under-stairs storage cupboard for household essentials.

FIRST FLOOR

Family bathroom directly ahead at the top of the stairs, fully tiled with L-shaped bath and thermostatic shower, panelled ceiling and excellent storage.

Master bedroom to the front with stylish laminate flooring, large window, and ample room for freestanding wardrobes and additional furniture.

Second double bedroom to the rear, overlooking the gardens, with plenty of space for furniture.

Third bedroom, a flexible single, with practical laminate flooring currently used as a home office but could be a nursery.

Loft – Partially boarded with fitted ladder, offering valuable storage space.

OUTSIDE

Charming front garden with lawn, established shrubs and planting.

On-road parking to the front of the property.

Rear garden with stone-flagged patio directly outside the back door, secure fencing ideal for children and pets, and side access.

Side access adjacent to the property leads directly to a hardstanding area accommodating up to four vehicles.

Beyond, an additional private garden space with lawn, storage shed, and a further stone-flagged patio — a true suntrap, perfect for outdoor dining and relaxation in a secluded setting.

LOCATION

Quiet position close to local amenities and beautiful countryside walks. Located close to the amenities of Shelf yet within easy reach of rural walks — including Coley Lane, Kester Secret Waterfall and the much-loved Old White Bear at Norwood Green — this home combines convenience with a semi-rural lifestyle. This is a rare opportunity to purchase a turnkey home in the sought-after Shelf area, with the benefit of extensive outdoor space, modern interiors, and a welcoming community.

Agents Notes & Disclaimer

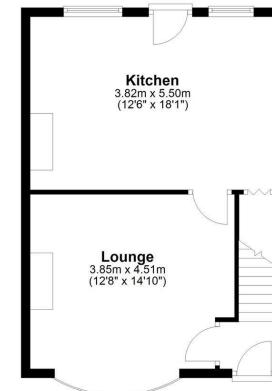
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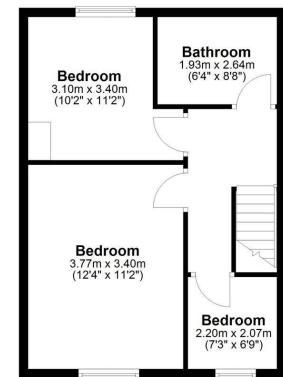




Ground Floor
Approx. 43.2 sq. metres (464.9 sq. feet)



First Floor
Approx. 40.4 sq. metres (435.0 sq. feet)



Total area: approx. 83.6 sq. metres (899.9 sq. feet)

