



25 Burnside Avenue, Shelf, Halifax, HX3 7RA

Asking Price £300,000

Offered to the market is this FOUR BEDROOM SEMI-DETACHED PROPERTY located in Shelf - HX3 with local amenities and schools nearby. With a well-presented open-plan ground floor, four good-sized bedrooms including one with en-suite, and off-street parking for two cars, we expect this property to be popular with family buyers seeking a home in the area.

Internally comprising; entrance hallway, open-plan dining kitchen, living room, three first floor bedrooms, bathroom, second floor bedroom with en-suite shower room.

Externally the property has a double driveway to the front, and a good-sized garden to the rear with french doors from the kitchen and gated side access.

The property has been maintained to a good standard by the current owners, offers ideal accommodation for a family with children, and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Dining Kitchen



The hub of this family home, open-plan dining kitchen with herringbone flooring throughout, dual-aspect view and french doors to the garden.

Fitted with a good range of shaker style units with complementary worktops and upstands, and a central breakfast bar with further base units.

Appliances - range cooker with extractor, fridge/freezer, dishwasher, washing machine, sink with drainer.

The room offers ample space for a family dining table with chairs, and has a pantry cupboard offering ideal storage space.

Living Room



Living room to the front of the property with a bay window view and open entrance to the dining kitchen.

With herringbone flooring, a wood-burning stove with mantel beam, and ample room for a large suite.

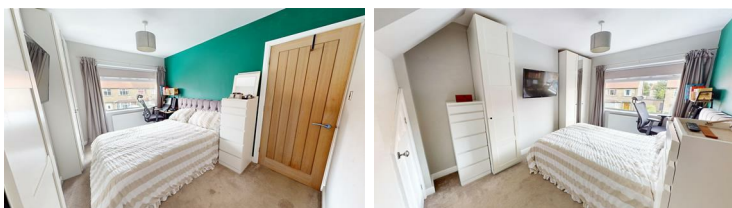
Entrance Hallway



Entrance hallway offering access to all ground floor rooms, with side view and herringbone flooring.

FIRST FLOOR

Bedroom



Good-sized double bedroom to the front of the property with

under-stairs storage cupboard.

Offering space for a large bed with side tables, dressing furniture, and double wardrobes to the alcoves.

Bedroom



Second bedroom, another double with a view to the rear of the property.

With laminate flooring, and ample space for a double bed with side tables and wardrobes.

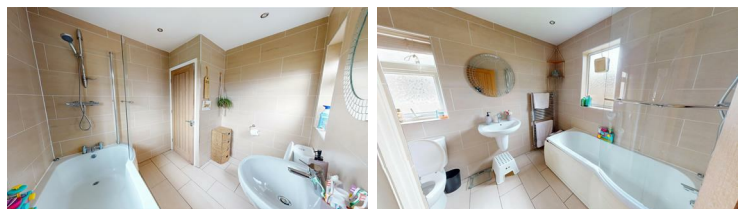
Bedroom



Third bedroom, a single room with a view to the front of the property.

With a storage cupboard above the bulk-head, wall-panelling, and offering ideal use as a nursery or home office.

Bathroom



Fully-tiled house bathroom to the first floor with dual-aspect frosted windows.

Fitted with a matching white three-piece suite - bath with shower, wc, wash basin and chrome towel rail.

SECOND FLOOR

Bedroom



Second floor bedroom with open staircase and accompanying en-suite shower room.

With exposed ceiling beams, velux window, eaves storage and ample space for a double bed with side tables and dressing furniture.

En-Suite

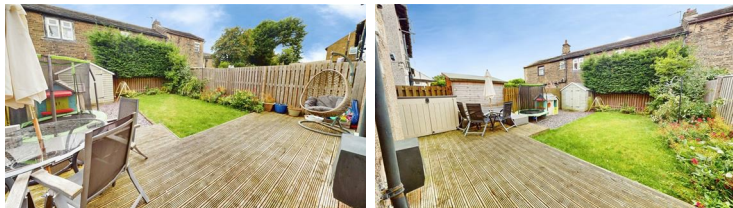


Tiled en-suite shower room with exposed beam and matching white three-piece suite - shower with sliding door, wc, wash basin and towel rail.

EXTERNAL



Rear



Good-sized garden to the rear of the property with gated side access and french doors from the dining kitchen.

With a decked patio area leading from the property offering an ideal space for outdoor seating.

The garden further comprises of a split lawn and pebbled area accommodating a garden shed - an ideal space for this family home.

Front

Double driveway to the front of the property offering parking for multiple cars to the front.

With fitted EV charger to the side, and gated access to the garden.

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		
England & Wales		EU Directive 2002/91/EC 