



28 Ing Head Terrace, Halifax, HX3 7LB

£220,000

- Well-presented three-bedroom semi-detached home
- Versatile bedroom layout ideal for families or home working
- Spacious lounge with log burner and front garden aspect
- Attractive rear garden with summer house (with electricity), shed, greenhouse, and pond
- Open-plan kitchen/diner with excellent worktop space
- Convenient central Shelf location close to amenities and transport links

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Three-bedroom mid-terrace home that offers spacious and versatile accommodation, featuring a bright lounge with log burner, an open-plan kitchen/diner overlooking the rear garden, and three well-proportioned bedrooms. The property benefits from attractive front and rear gardens, a summer house with electricity, additional loft storage, and a convenient central Shelf location close to schools, shops, and transport links, with on-street parking available.



Council Tax Band: B



GROUND FLOOR

The ground floor features a generously sized lounge overlooking the front garden, filled with natural light and creating a warm and welcoming living space. A fully functioning log burner provides a charming focal point, complemented by large free-standing bookcase and space for freestanding furniture.

To the rear of the property is a spacious open-plan kitchen/diner, offering excellent worktop space and a useful corner pantry cupboard. Overlooking the rear garden, this area provides an ideal setting for dining and entertaining. The kitchen is fitted with an integrated fridge, freestanding washing machine, electric cooker, and a modern boiler.

FIRST FLOOR

The well-maintained family bathroom comprises a WC, wash basin, bath, and electric shower.

The main bedroom overlooks the rear of the property and comfortably accommodates a double bed along with large freestanding storage units.

The second bedroom is a particularly generous double room overlooking the front of the property. Currently used as an additional reception space, it offers flexibility to suit a variety of needs.

The third bedroom is currently arranged as a home office and would comfortably accommodate a single bed with additional storage if required.

Further storage is available via a loft space, accessed by a fitted ladder.

OUTSIDE

The property benefits from both front and rear gardens, providing excellent outdoor space. The rear garden includes greenhouse, large storage shed and a summer house, all fitted with electricity.

LOCATION

Situated in the heart of Shelf, the property is conveniently located close to local schools, shops, and transport links. On-street parking is available.

Agent Notes & Disclaimer

The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.







Total area: approx. 79.1 sq. metres (851.3 sq. feet)

