



**Beckside, Shelf, Halifax HX3 7QG**



**welcome to**

**Beckside, Shelf, Halifax**

A THREE BEDROOM TOWNHOUSE WITH TWO RECEPTION ROOMS, INTEGRAL GARAGE AND MASTER BEDROOM WITH EN-SUITE IN THE HIGHLY SOUGHT AFTER AREA OF SHELF. CALL US NOW TO BOOK YOUR VIEWING!



### **Entrance Hall**

Enter the property through the uPVC front door into the entrance hallway which provides access to the snug/sitting room, downstairs Wc and cloakroom which has the boiler and alarm box for the property. The entrance hallway also holds the staircase to the first floor.

### **Sitting Room**

16' 4" x 9' 3" ( 4.98m x 2.82m )

This room used to be the garage and has been converted to a room. With carpet flooring, ceiling light point, central heating radiator and two wall lights.

### **Downstairs Wc**

The downstairs wc has a low-level Wc, pedestal wash hand basin, vinyl flooring, ceiling light point and a frosted uPVC double glazed window to the rear elevation.

### **Lounge**

16' 1" x 8' 4" ( 4.90m x 2.54m )

The L shaped lounge has two ceiling light points, carpet flooring, a central heating radiator, a uPVC double glazed window and uPVC French doors leading out to the Juliet balcony.

### **Kitchen**

16' 1" x 6' 10" ( 4.90m x 2.08m )

The kitchen has been fitted with wall and base units comprising of a integrated fridge and freezer, integrated dishwasher, sink and drainer and electric oven with gas hob and extractor hood over. The kitchen benefits from vinyl flooring, a central heating radiator, two ceiling light points, space and plumbing for a washing machine, under counter lighting, two uPVC double glazed windows to the front elevation and a speaker in built in the ceiling and a speaker volume control.

### **Master Bedroom**

9' 1" x 12' 8" ( 2.77m x 3.86m )

The master bedroom has ample space for a double bed and freestanding furniture. The bedroom has an en-suite, carpet flooring, built in wardrobe and storage, a central heating radiator, a ceiling light point, a uPVC double glazed window to the rear elevation and there are speakers built into the roof.

### **En-Suite**

The master en-suite has a low-level Wc, pedestal wash hand basin and shower cubical. The en-suite has vinyl flooring, a ceiling light point, tiled walls, a central heating radiator, extractor fan and in-built speaker.

### **Bedroom Two**

9' x 9' 1" ( 2.74m x 2.77m )

The second bedroom has ample space for a double bed and freestanding furniture. The second bedroom has carpet flooring, a uPVC double glazed window to the front elevation, a central heating radiator, ceiling light point and built in storage.

### **Bedroom Three**

6' 4" x 8' 4" ( 1.93m x 2.54m )

The third bedroom has carpet flooring, a uPVC double glazed window to the rear elevation, a ceiling light point and a central heating radiator.

### **Bedroom Four**

9' 10" x 7' 11" ( 3.00m x 2.41m )

The fourth bedroom is on the ground floor and has carpet flooring, a ceiling light point, a central heating radiator and uPVC double glazed French doors leading out to the rear garden.

### **Externally**

Externally the property benefits from an off-road parking space to the front of the property and a low maintenance garden to the rear with a stone flagged patio area and gravelled area. The garden is fenced all the way round and has a gate for access.



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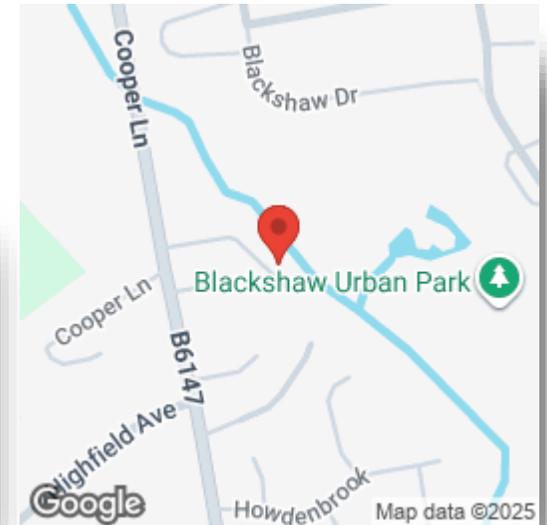
## Beckside, Shelf Halifax

- THREE BEDROOMS
- TOWN HOUSE
- VIEWS TO THE REAR
- GARDEN TO THE REAR
- MASTER WITH EN-SUITE

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

guide price

**£220,000 - £230,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX110697 - 0011

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