



1 Greenacres, Shelf, Halifax, West Yorkshire, HX3 7QT

Offers Around £220,000

- : Semi - Detached Residence
- : Detached Garage
- : Spacious Lounge
- : Close To Local School
- : Desirable Location
- : 2/3 Bedrooms
- : Driveway Providing Excess Parking
- : Gardens To Front And Rear
- : Easy Access To M62
- : Viewing Essential

1 Greenacres, Halifax HX3 7QT

Situated in this highly desirable and much sought after residential location, in the heart of Shelf, lies this two/three bedroomed semi-detached residence providing attractive and spacious accommodation.

This south-facing property briefly comprises an entrance hall, spacious lounge, dining room/third bedroom, fitted kitchen, bathroom, separate toilet, two first floor double bedrooms, gardens to the front and rear, driveway providing off-road parking and a detached garage. The property has the benefit of gas central heating and uPVC double glazing. It was re roofed in 2026 and a new garage roof fitted in 2024.

The property provides excellent access to the local amenities of Shelf, including well-regarded schools, as well as easy access to Halifax, Bradford and the M62 motorway network linking the business centres of Manchester and Leeds.

Very rarely does the opportunity arise to purchase a semi-detached residence in this location and, as such, an early inspection to view is strongly recommended to avoid disappointment.



Council Tax Band: C



ENTRANCE HALL

The uPVC double glazed side entrance door, with uPVC double glazed window to the side, opens into the entrance hall with one single radiator and a fitted carpet. Door to cupboard housing the Vaillant combination boiler (fitted 2022) and providing useful storage facilities.

From the Entrance Hall a door opens into the

KITCHEN

10'9" x 7'2"

Being fitted with a range of wall and base units incorporating matching work surfaces with a stainless steel single drainer sink unit with mixer tap, four-ring gas hob with oven and grill beneath, extractor fan and plumbing for an automatic washing machine. The kitchen is tiled around the work surfaces with complementary colour scheme to the remaining walls and has a uPVC double glazed window to the front elevation.

From the Entrance Hall a door opens into the

SPACIOUS LOUNGE

14'6" x 13'2"

With a large uPVC double glazed picture window to the front elevation, feature fireplace to the chimney breast incorporating a wood fire surround with marble inset and hearth, with a coal-effect living flame enclosed gas fire, one double radiator, one TV point, one telephone point and a fitted carpet.

From the Entrance Hall a door opens into the

DINING ROOM/THIRD BEDROOM

10'5" x 9'2"

With a large uPVC double glazed picture window to the rear elevation enjoying an attractive garden outlook, one double radiator and a fitted carpet. Door to under-stairs cupboard providing excellent storage facilities.

From the Entrance Hall a door opens into the

BATHROOM

With cream two-piece suite comprising pedestal wash basin and panelled bath. The bathroom is fully tiled and has uPVC double glazed windows to the side and rear elevations, one single radiator and an extractor fan.

From the Entrance Hall a door opens into the

SEPARATE TOILET

With matching cream low flush WC. This room is fully tiled and has a uPVC double glazed window to the rear elevation and an

extractor fan.

From the Entrance Hall stairs with fitted carpet lead to the

FIRST FLOOR LANDING

With fitted carpet.

From the Landing a door opens into

BEDROOM ONE

14'6" x 13'3"

This spacious double bedroom has a uPVC double glazed window to the front elevation enjoying panoramic views, one double radiator, one telephone point and a fitted carpet.

From the Landing a door opens into

BEDROOM TWO

13'3" x 9'3"

With uPVC double glazed window to the rear elevation enjoying an attractive garden outlook, one double radiator, door to under-eaves storage and a fitted carpet.

GENERAL

The property is constructed of brick and is surmounted with a tiled roof, which has been renewed in 2026. It has the benefit of all mains services, including gas, water and electricity, together with uPVC double glazing, loft insulation and gas central heating. The property is freehold and is in council tax band C

EXTERNAL

To the front of the property there is a lawned garden with flower and shrub borders. A flagged driveway to the side of the property provides off-road parking facilities and leads to the detached garage, which has an up-and-over door and benefits from a new roof fitted in 2024. To the rear of the property there is a further garden with a flagged patio area and a lawned garden with mature plants and shrubs.

TENURE

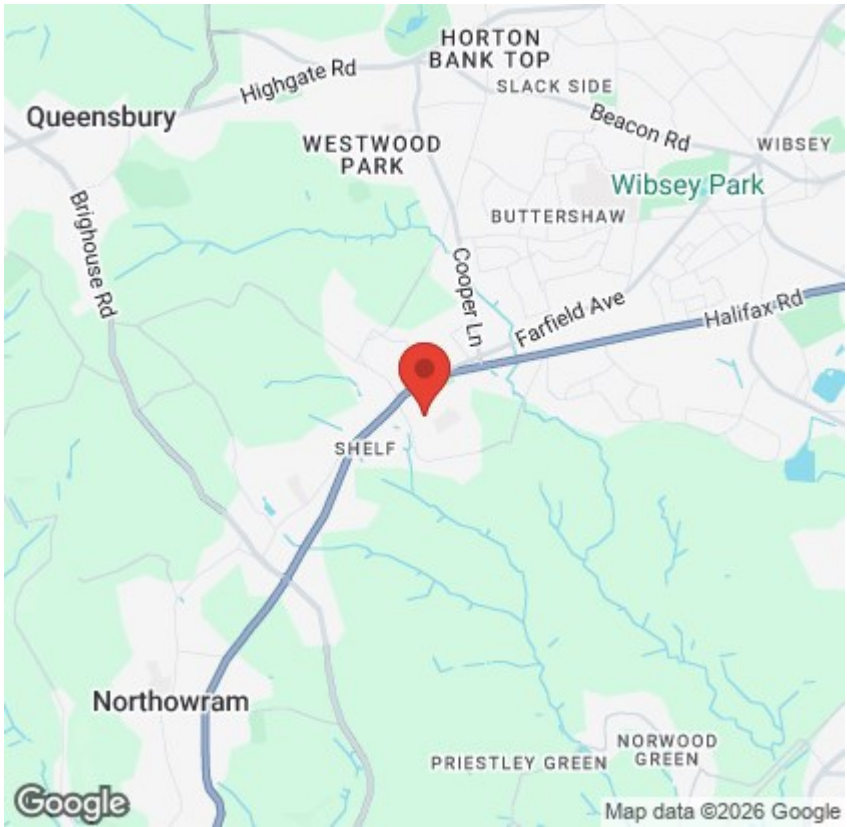
Freehold.

COUNCIL TAX

Band C.

TO VIEW

Strictly by appointment, please telephone Property@Kemp & Co on 01422 349222.



Directions

SAT NAV HX3 7QT

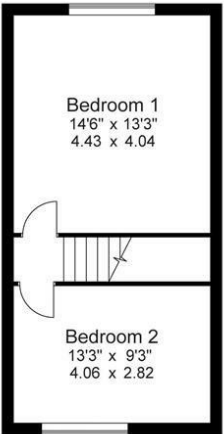
Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

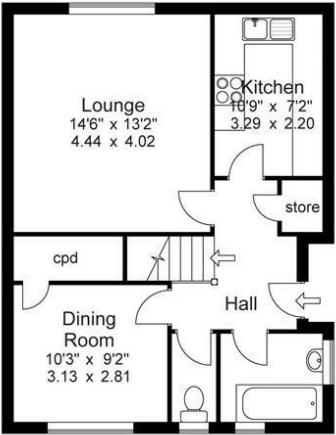
EPC Rating:

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	

Approx Gross Floor Area = 907 Sq. Feet
= 84.08 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.