

MARSH & MARSH PROPERTIES

12 South Lane, Shelf, HX3 7PN

£225,000



This solid, three bedroomed, semi-detached, property at 12 South Lane is situated on a quiet semi-rural lane on the outskirts of the Shelf Village. If you are looking for that special something this will certainly be something of particular interest. The property is also offered with the added bonus of being NO CHAIN. It benefits from a driveway in front of a single attached garage that offers an additional secure parking space or further storage. To the front of the property is a raised flowerbed garden that certainly enhances the kerb appeal of this home. To the rear is a low-maintenance patio garden, ideal to sit back and relax.

Internally the property does require modernisation, offering the fantastic opportunity for someone to put their own stamp onto the property and truly make this their own, whilst potentially adding value to the house. The property features a generous living room, spacious dining room, kitchen, sitting room, three bedrooms (two offering ample space for a double bed and one with fitted wardrobes) and a well-presented house bathroom.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

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The property benefits from a well-connected location, with Shelf village being within easy walking distance. It is also close to local primary and secondary schools. Halifax town centre is just a short drive away, providing excellent shops and services including access to its train station, providing regular rail connections to the surrounding area and including access to the Grand Central train service. The property also benefits from being within 12 minutes' drive from the M62 motorway, providing quick and easy access to the major cities of Leeds, Bradford and Manchester.

With so much potential on offer with this property, its ample internal space and peaceful location, all with the added advantage of being NO CHAIN, an appointment to view is essential in order to fully appreciate all this house has to offer.

From the front of the property a set of uPVC double glazed French doors open into the

PORCH

Offering an ideal barrier from the external aspect to the internal as well as additional storage for coats and shoes.

From the porch a uPVC double glazed door opens into the

HALLWAY

With a carpeted floor, central light fitting, cornice to ceiling and an under stairs cupboard storage space.

From the hallway a wooden door opens into the

LIVING ROOM



A spacious and open living room that offers more than ample space for a three piece suite. The room is bathed in natural light owing to the uPVC double glazed windows to the front elevation. An electric fireplace, set into the chimney breast, offers a charming feature for the whole room. With a carpeted floor, cornice to ceiling, central light fitting, double radiator and a television access point.

From the hallway an opening leads directly into the

KITCHEN



A neatly laid out kitchen that features granite work surfaces to three sides in a "U" shape that all

offer over or under counter cupboards and drawers. With an integrated oven, integrated hob, extractor hood, plumbing for a washing machine, splashback tiling, wood laminate flooring, ceiling inset spotlights, uPVC double glazed window to the rear elevation and a stainless steel inset sink with mixer tap.



From the kitchen a wooden door opens into the

DINING ROOM



A sizable dining room that offers plenty of space for a family dining table along with additional furniture. With a carpeted floor, central light fitting, double radiator and a uPVC double glazed window to the rear elevation.

From the kitchen an opening leads directly into the

SITTING ROOM



A useful addition to the property, the sitting room is a real multi-purpose room that could be a hobby room, laundry room or additional work space if required. A uPVC double glazed door, with window to the side, offers access to the rear elevation. With a parquet style floor, single radiator and central light fitting.

From the hallway a carpeted staircase leads up to the

LANDING

With a carpeted floor, uPVC double glazed window to the side elevation and central light fitting.

From the landing wooden doors open into

BEDROOM 1



A generous master bedroom that offers plenty of space for a double bed along with additional furniture. The room also benefits from fitted wardrobes to two sides, with an integrated

dressings table, offering plenty of storage space. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the front elevation.



BEDROOM 2



Another good sized double bedroom that features a carpeted floor, central light fitting, single radiator and uPVC double glazed window to the rear elevation.

BEDROOM 3

An ideal bedroom for a child, guest room or work from home office space. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the front elevation.



BATHROOM



A well-presented, neat and neutral house bathroom that features a panel bath, over bath shower, glass splash guard, pedestal washbasin, close coupled toilet, vinyl flooring, splashback tiling, ceiling inset spotlights, extractor fan and a frosted uPVC double glazed window to the rear elevation.

GARDENS



To the front of the property is a raised flowerbed garden with patio trim that offers a charming outlook to the property as well as enhancing the kerb appeal.

To the rear of the property is a low-maintenance patio and pebbled garden with flowerbed trim border, creating the ideal place to sit back and relax or to have a barbeque.



MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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PARKING & GARAGE

To the front of the property is a brick paved driveway for a car.

To the rear of the driveway is an attached single garage offering an additional secure parking space, or ideal place for a workshop or storage.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing and gas central heating.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

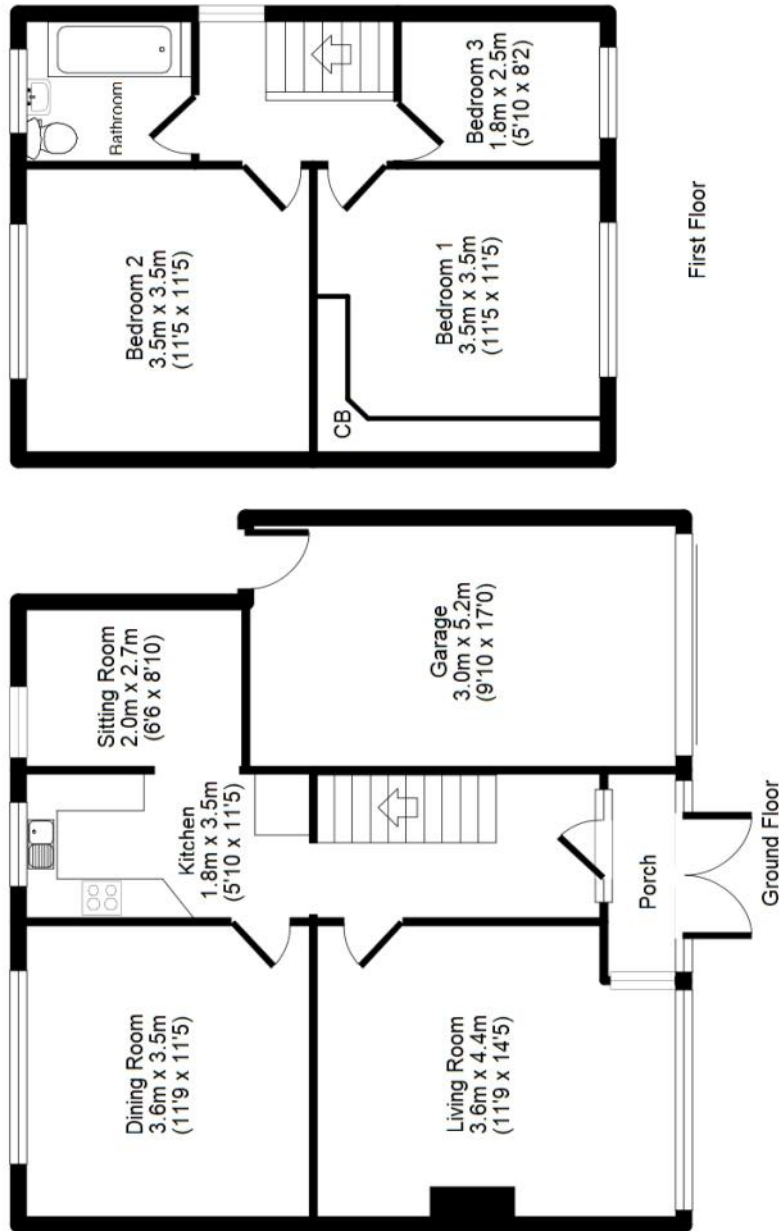
LOCATION

What3words: [///coins.jukebox.tidy](https://www.what3words.com/coins.jukebox.tidy)

Google Plus Code: Q55M+5C6 Halifax

For sat nav users the postcode is: HX3 7PN

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APPROX GROSS INTERNAL FLOOR AREA: 101 sq. m / 1084 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

All images and dimensions are not intended to form part of any contract or warranty.

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