Hamilton Bower
ESTATE AGENT

13 Greenacres Drive, Halifax, HX3 7QS
Asking Price £275,000

Offered to the market with no onward sale chain is this THREE DOUBLE BEDROOM SEMI-DETACHED PROPERTY located in Shelf - HX3 with local amenities and schools nearby. With a large master bedroom, two bathrooms and off-street parking with detached garage, we expect this property to be popular with family buyers seeking a home in the area.

Internally comprising; entrance porch, living room, dining room, kitchen, ground floor bathroom, a large master bedroom, two further double bedrooms and a house bathroom.
Externally the property is situated on a popular development, with driveway and detached garage to the side, a lawned garden to the front, a low-maintenance garden to the rear complete with patio area and raised decking, and finally a large storage area underneath the property with power and lighting.

The property offers scope to modernise and is being with offered with no onward sale chain. We expect this property to be popular, so please be prompt in booking an internal inspection.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Living Room

Spacious living room to the front of the property allowing for good natural light.
With a central fireplace and ample room for a large suite as seen.

Dining Room

Good-sized dining room to the rear of the property with a view to the garden.
With sliding doors to the raised patio and space for a family dining table with chairs.

Kitchen

Cooking kitchen to the front of the property with access from the entrance hall.
Fitted with a good range of matching units with complementary worktops and tiled splashbacks.
Appliances - gas hob with oven/grill and extractor, dishwasher, washing machine, fridge/freezer, sink with drainer.

Bathroom

Ground floor bathroom with wall tiling and matching white three-piece suite - bath with overhead shower, wc, wash basin and towel rail.

Entrance Porch

Entrance porch to the side of the property offering space for coats and shoes.

FIRST FLOOR

Primary Bedroom

Large double-fronted primary bedroom to the front of the property allowing for good natural lighting.
With fitted wardrobes to each side of the bedroom, and ample space for a large bed with side tables and dressing furniture.
Given its size, the bedroom offers potential to be split into two double bedrooms, with two access points from the landing already in place.

Bedroom

Second bedroom, a further double with a view to the rear of the property.
With space for full-length wardrobes and a double bed with side tables.

Bedroom

(not pictured)
Third bedroom, a further double with a view to the rear of the property.
Offering space for a double bed with side tables and wardrobes.

Bathroom

Tiled first floor shower room with frosted window and three-piece suite - corner shower, wc, wash basin and towel rail.

EXTERNAL

Drive & Garage

Driveway to the side of the property offering off-street parking for multiple cars.
The driveway leads down to the detached single garage which has an up-and-over door and power supply.

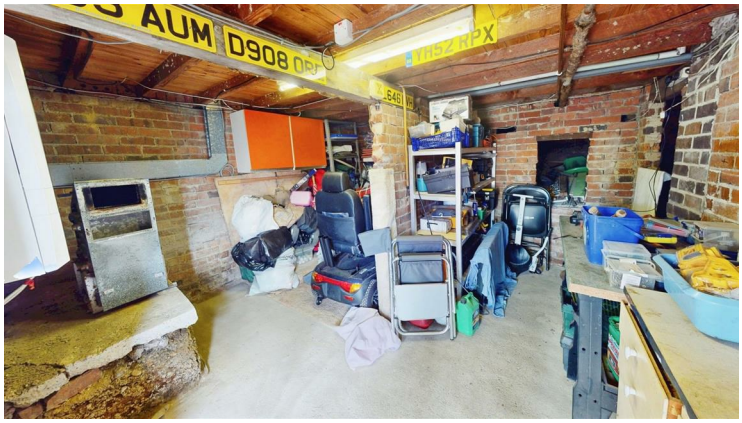
Rear

Low-maintenance garden to the rear of the property with side access and access from the dining room.
The garden has a flagged patio, a raised deck from the dining room, and a lower garden area with boundary fencing and mature shrubs.

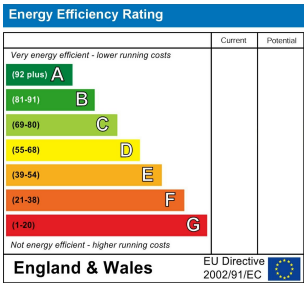
Front

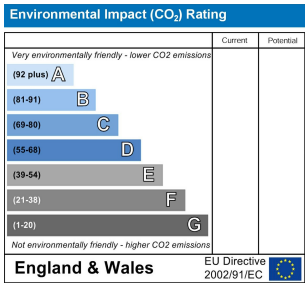
Lawned garden to the front of the property with border shrubs and a driveway down to the entrance porch.

Storage



The property benefits from a large storage room accessible to the rear of the property.
With a power supply, lighting, boiler and offering versatile use as a garden store or workshop.


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