Hamilton Bower
ESTATE AGENT









2 Glencoe, Halifax, HX3 7PG
£187,500

A spacious THREE BEDROOM terraced home ideally located in the popular village of Shelf. The property offers generously sized rooms combined with a number of original features and has the benefit of a paved garden to the front and off road parking. Internal viewing is essential to appreciate the splendid location and potential on offer.

EPC RATING -

COUNCIL TAX BAND - A

GROUND FLOOR

ENTRANCE VESTIBULE
Useful entrance area with Upvc front door with stained glass double glazed unit over.

LOUNGE
The main reception space has a large double glazed window with inset stained glass, a central heating radiator and remote controlled electric fire set to a decorative surround.

DINING KITCHEN
Modern fitted kitchen comprising of a range of wall and base units to three sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Integrated appliances include a fridge freezer, dishwasher, washing machine, microwave, double electric oven and a hob with extractor fan over. Laminate flooring, a double glazed window with stained glass inset and a central heating radiator.

CELLAR
Useful cellar area with a condenser dryer and freezer. The space offers excellent storage options and could be converted to a utility room.

FIRST FLOOR

LANDING

BEDROOM
Good size double bedroom to the front elevation with fitted mirrored wardrobes offering ample storage, a central heating radiator and a double glazed window.

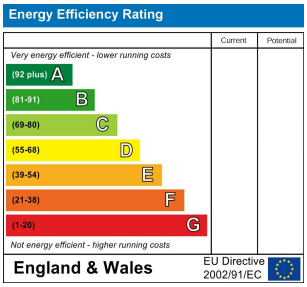
BEDROOM
Double glazed window to the side elevation and a central heating radiator.

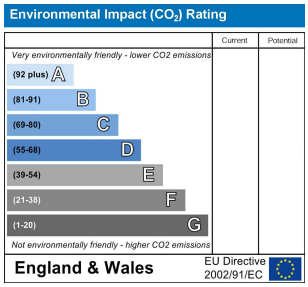
BATHROOM
Large house bathroom with a fitted three piece in white comprising of a hand wash basin, wc and a bath with power shower over. Vinyl flooring, double glazed window and a central heating radiator.

SECOND FLOOR

BEDROOM
Top floor double bedroom with a large skylight window, central heating radiator, fitted shelving and wardrobes within the eaves storage.

EXTERNAL
Paved area to the front south-east facing aspect of the property providing a pleasant spot to enjoy the outdoors. Off road parking.


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