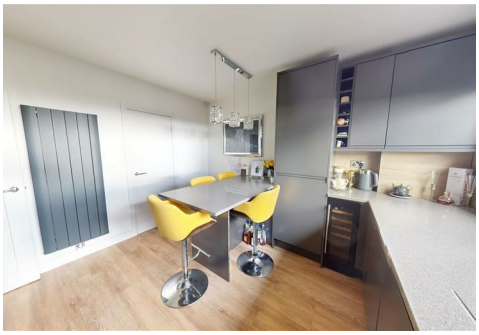
Hamilton Bower
ESTATE AGENT









113 Shelf Hall Lane, Shelf, Halifax, West Yorkshire, HX3 7LT
Offers Over £260,000

Offered to the market is this well-presented and recently modernised THREE BEDROOM SEMI-DETACHED PROPERTY located in Shelf - HX3 with local amenities and popular schools nearby. With a contemporary breakfast kitchen, off-street parking for two cars with additional garage plot, and a spacious living area with french doors, we expect this property to be popular with a range of prospective buyers.

Internally comprising; entrance porch, hallway, living room, breakfast kitchen with pantry cupboard, ground floor bathroom, two double bedrooms, a single/dressing room and loft.

Externally the property has gardens to three sides, with a patio area and parking to the front, a lawned garden to the side with storage area, a low-maintenance slated garden to the rear, and an additional garage plot located a short distance away.

The property has undergone extensive modernisation by the current owner resulting in a fresh, contemporary feel throughout.

GROUND FLOOR

KITCHEN





Contemporary breakfast kitchen to the rear of the property with a view to the garden and an accompanying storage/pantry cupboard.
With a central breakfast bar, and fitted with a wide range of contemporary units with complementary worktops and tiled splashbacks.
Appliances - induction hob with extractor, fridge/freezer, dishwasher, washing machine, sink with drainer and wine cooler

LOUNGE




Spacious and bright lounge to the front of the property with dual-aspect and french doors to the patio.
With laminate flooring throughout, and ample room for a two/three-piece suite as seen.

ENTRANCE PORCH




Entrance porch to the front/side of the property with composite door, space for coats/shoes, and access into the entrance hallway.

HALLWAY

With doors off to rooms on the ground floor and a staircase to the first floor.

SHOWER ROOM



Ground floor shower room with frosted window to the rear, laminate flooring and wall-tiling.
Fitted with a contemporary three-piece suite with gold fittings - walk-in shower, wc, wash basin with unit, heated towel rail.

FIRST FLOOR

Landing.

BEDROOM ONE




Good-sized primary bedroom with dormer view window to the front allowing for an abundance of natural light.

BEDROOM TWO




Second bedroom, a further double with dormer view to the rear and across the valley.

BEDROOM THREE



Third bedroom, a single bedroom currently used as a dressing room with fitted wardrobes, but with ample space for a single bed/nursery if wardrobes were to be removed.

EXTERNAL






PATIO

Low-maintenance patio area to the front and side of the property with access from the entrance porch or living room french doors. With a resin base, border hedging offering great privacy, and an ideal space for outdoor seating and entertaining.

GARDEN



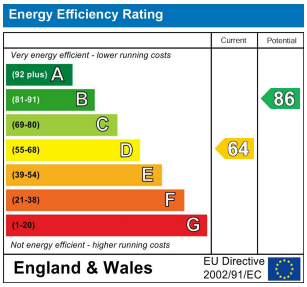


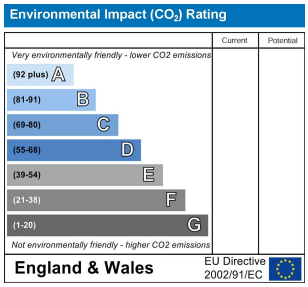
The property has gardens to three sides, with a good-sized lawn to the side with boundary hedging.
To the rear is a low-maintenance slated garden, also offering great privacy and versatile outdoor space.

PARKING



Off-street parking to the front of the property with a short set of steps and gated entrance to the patio and garden.


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
64
86
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
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