



6 Greenacres, Shelf, Halifax, HX3 7QT

Offers Around £185,000

- : Desirable Residential Location
- : Two Good Sized Bedrooms
- : Garage
- : Easy Access To Halifax, Bradford & The M62
- : Realistically Priced
- : Spacious Lounge
- : Gardens
- : Close To The Local Amenities Of Shelf
- : Requires Some Cosmetic Attention
- : Viewing Strongly Recommended

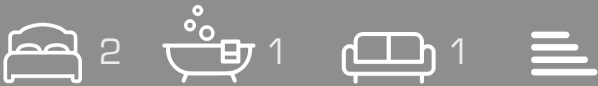
6 Greenacres, Halifax HX3 7QT

Situated in this desirable and popular residential location lies this two-bedroomed semi-detached bungalow with gardens to front and rear. Although the property requires some cosmetic attention which is reflected in the asking price an internal inspection is strongly recommended.

The property offers excellent potential to create a comfortable home and briefly comprises an entrance hall, fitted kitchen, lounge, two bedrooms, and a modern bathroom. The property has the added benefit of UPVC double glazing, gas central heating, gardens, driveway, and a garage,

the property provides excellent access to the local amenities of Shelf, as well as easy access to Halifax, Bradford, and the M62 motorway network.

Rarely does the opportunity arise to purchase a bungalow in this sought-after location and, as such, an early appointment to view is strongly recommended.



Council Tax Band: C



ENTRANCE HALL

A front entrance door with UPVC double glazed window to the side opens into the entrance hall with one single radiator and a cupboard housing the central heating boiler.

From the entrance hall door to the

KITCHEN

6'3" x 9'11"

Fitted with a range of modern white wall and base units incorporating matching work surfaces with a stainless steel single drainer sink unit and mixer tap. The kitchen includes a four-ring electric hob with extractor in stainless steel canopy above, electric oven and grill beneath, and plumbing for an automatic washing machine. The kitchen is tiled around the work surfaces with a complementary colour scheme to the remaining walls, a UPVC double glazed window to the side elevation, and one single radiator.

From the kitchen door to the

LOUNGE

15'8" x 11'6"

With a large UPVC double glazed window to the front elevation providing this room with a light and spacious aspect, feature fireplace to the chimney breast with wood surround and marble hearth, one double radiator, television point, and a fitted carpet.

From the lounge door to the

INNER HALL

With fitted carpet and access to the loft.

From the inner hall door to the

BATHROOM

7'10" x 6'4"

With a modern white three-piece suite incorporating wash basin set in vanity unit with mixer tap, low flush WC, and a large walk-in shower cubicle with rainfall and handheld shower units. The bathroom is extensively tiled with a complementary colour scheme and matching flooring, two UPVC double glazed windows to the side elevation, and a modern radiator.

From the inner hall door to

BEDROOM ONE

13'4" (including wardrobes) x 8'0"

Double bedroom with built-in wardrobes to one wall with matching drawer units, UPVC double glazed window to the rear elevation overlooking the garden, one single radiator, and a fitted carpet.

From the inner hall door to

BEDROOM TWO

10'0" x 7'3"

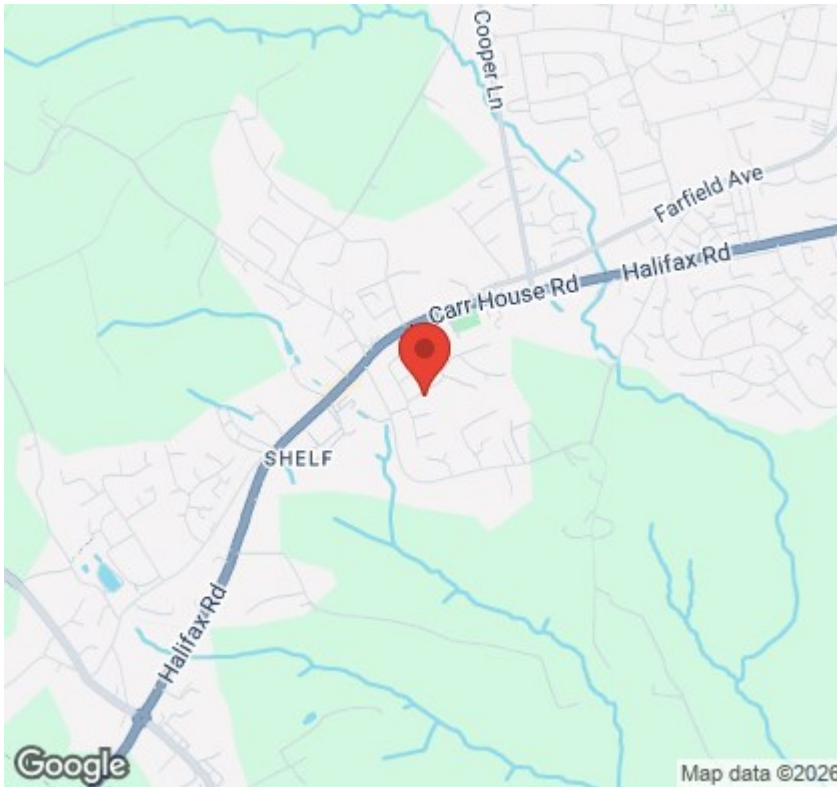
With a UPVC double glazed window to the rear elevation enjoying an attractive garden outlook, one single radiator, and a fitted carpet.

GENERAL

The property is constructed of brick and is surmounted by a tiled roof. It has the benefit of all mains services including gas, water, and electricity, together with UPVC double glazing 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, together with a concrete driveway continuing to the side of the property and leading to a single garage and a path to the front entrance door. To the rear there is a large south-facing garden.



Directions

SAT NAV HX3 7QT

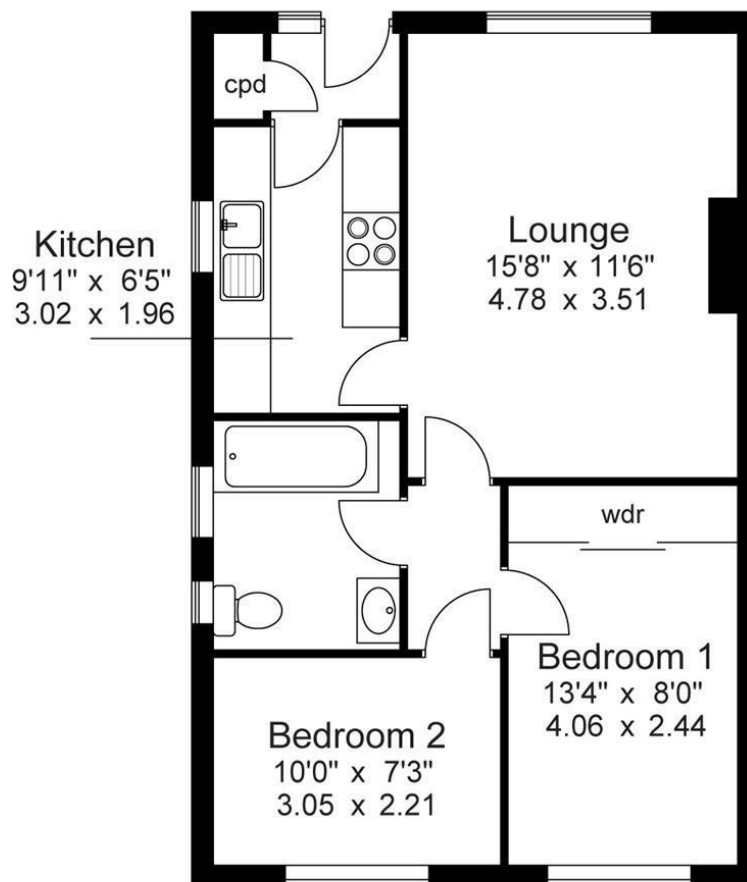
Viewings

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 = 529 Sq. Feet
= 49.2 Sq. Metres



For illustrative purposes only. Not to scale.