



## 15 Burnside Avenue, Shelf, Halifax, HX3 7RA

**\*\* LARGE SOUTH FACING GARDEN \*\* POPULAR VILLAGE LOCATION \*\*** Viewing is strongly advised for this superb SEMI DETACHED property situated within this well regarded village of Shelf, HX3. Briefly comprising: Entrance hallway, lounge, dining kitchen with patio doors leading to the rear gardens. THREE GOOD SIZE BEDROOMS plus FOUR PIECE FAMILY BATHROOM. Externally to the front is plenty of off road parking and larger than expected gardens to the rear. Well placed for many amenities, commute to Halifax and Bradford plus walks through the countryside.

Offers Over £260,000

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## **ENTRANCE HALLWAY**

Open stairs to the first floor

## **LOUNGE 15'4" x 12'6" (4.67m x 3.8m)**

Large bay window with feature fire surround housing the gas fire. Opening through to the dining room

## **DINING AREA TO KITCHEN 18'6" x 16'4" (5.64m x 4.98m)**

A lovely open space through to the kitchen and lounge area. Patio doors leading to the rear gardens.

## **KITCHEN**

A selection of wall and base units, worktops with splash back and butler sink. Oven, hob and extractor, plumbing for washer and space for fridge freezer

## **FIRST FLOOR LANDING AREA**

## **BEDROOM ONE 13'8" x 9'8" (4.17m x 2.95m)**

Master Bedroom with walk in dressing area

## **BEDROOM TWO 11'1" x 10'2" (3.38m x 3.1m)**

## **BEDROOM THREE 7'9" x 9'9" (2.36m x 2.97m)**

## **BATHROOM**

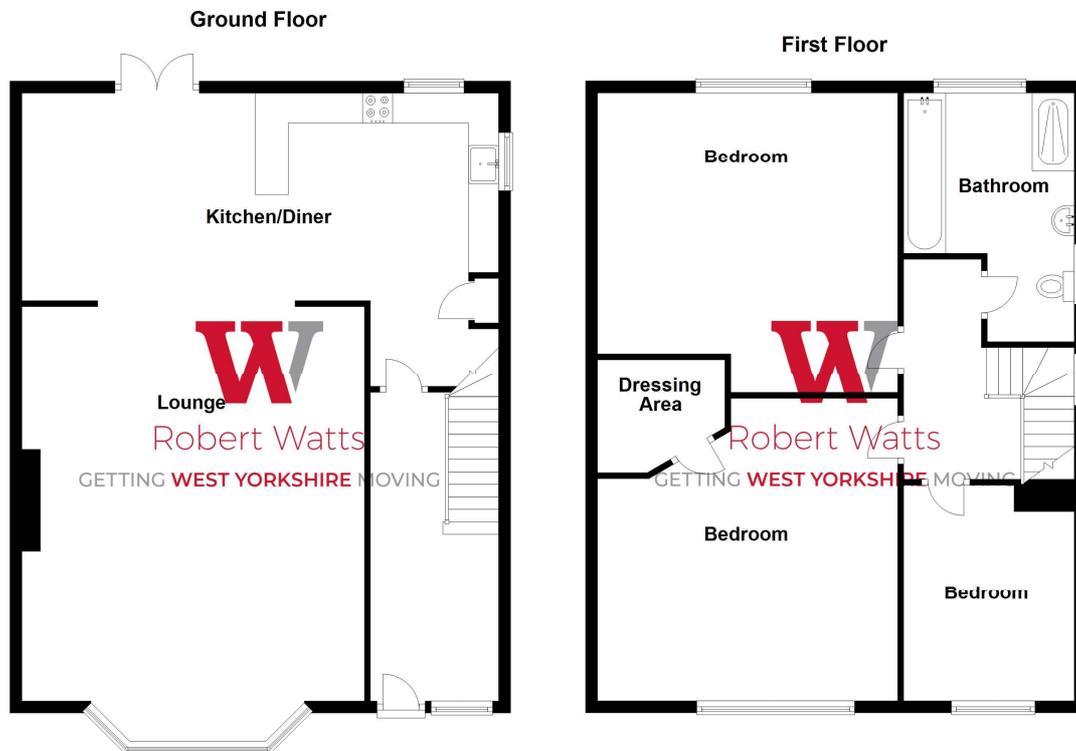
Family sized modern bathroom, panelled bath, walk in shower cubicle, sink and w/c

## **OUTSIDE**

Hard standing drive to the front allowing parking for several cars. Side access and LARGE gardens to the rear having a southerly aspect with large decked area astroturf and patio, an ideal spot for family entertainment. Large garden shed.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.  
Plan produced using PlanUp.

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92+) <b>A</b>                                     |                         |           |
| (81-91) <b>B</b>                                   |                         | <b>81</b> |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   | <b>67</b>               |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive 2002/91/EC |           |

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