



4 Beech Close, Shelf, Halifax, HX3 7QR

**** OFFERED WITH NO CHAIN ** SITUATED AT THE TOP OF A CUL-DE-SAC WITH OPEN ASPECT TO REAR ** EXTENSION OPPORTUNITY (Subject to permissions). Viewing is STRONGLY ADVISED for this extended SEMI DETACHED PROPERTY sat on an enviable corner plot position and briefly comprises: Entrance hallway, lounge, dining room, sun room and LARGE DINING KITCHEN plus CLOAKROOM. THREE GOOD SIZE BEDROOMS and modern shower room. Enhanced further by uPVC double glazing, gas central heating and LARGER GARDENS to the rear, ideal for family entertainment. A few minutes' walk from St Michael's Primary School/Pre-School and a short walk from major bus routes, Shelf village has a variety of shops, Shelf Hall Park plus pleasant countryside walks whilst being approximately 10/15 minutes' drive from the M62 motorway. **** VIEWING OF THIS LOVELY FAMILY PROPERTY IS A MUST ******

£290,000

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ENTRANCE HALLWAY

Open stairs to first floor. Understair store cupboard

LOUNGE 15' x 10'5" (4.57m x 3.18m)

Good size reception room with feature fireplace. Double doors leading to dining room

DINING ROOM 11'10" x 11'5" (3.6m x 3.48m)

Access via the lounge and kitchen. Open through to the sun room

SUN ROOM 7'9" x 9'10" (2.36m x 3m)

Solid ceiling allowing use all year round overlooking the rear gardens

EXTENDED DINING KITCHEN 17'4" x 9'5" (5.28m x 2.87m)

Fantastic dining kitchen having an array of wall and base units. Plenty of worktop space and integrated appliances. Large pantry, two windows and external door

CLOAKROOM

Off from dining kitchen. Sink and W.C. Also housing boiler

FIRST FLOOR

Landing area with loft access

BEDROOM ONE 13'11" x 10'5" (4.24m x 3.18m)

Fitted bedroom furniture

BEDROOM TWO 13'11" x 11'5" (4.24m x 3.48m)

Built in bedroom furniture

BEDROOM THREE 9'9" x 7'5" (2.97m x 2.26m)

Good size third bedroom

SHOWER ROOM

Modern shower room with walk in, oversized shower and screen. Vanity style sink and W.C

OUTSIDE

Sit on an enviable corner plot position, lending itself for extension opportunity (subject to permissions). Gardens to the front with driveway allowing parking for several cars leading to detached garage. Large, well stocked garden to the rear with patio seating area, lawn and greenhouse. A great space for family entertainment

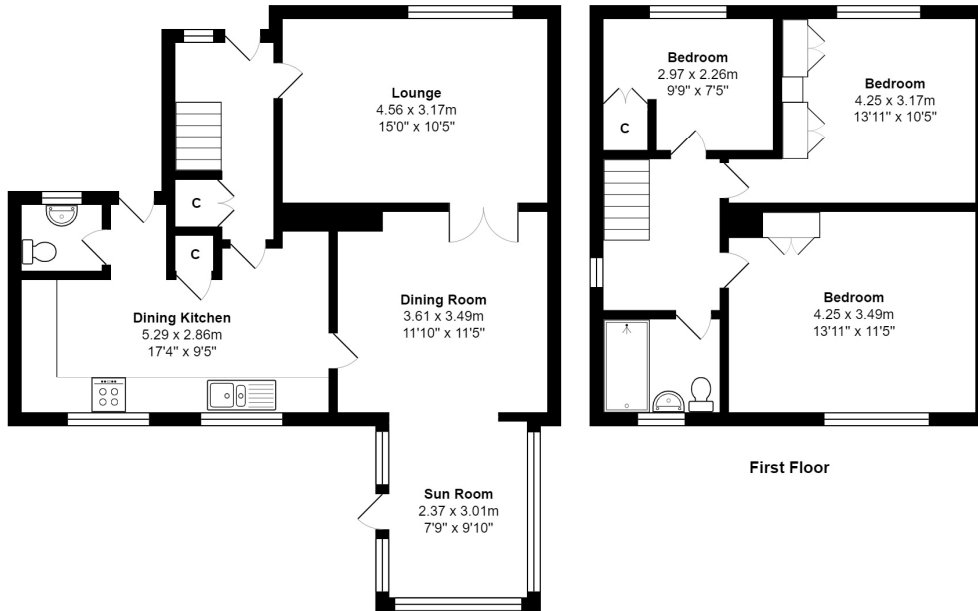
FURTHER INFORMATION

Council Tax – Band C

Tenure - Freehold

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.





Ground Floor

First Floor

Total Area: 103.8 m² ... 1117 ft²

All measurements are approximate and for display purposes only

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

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