



10 Eskdale Avenue, Shelf, Halifax, HX3 7NH

FAST TRACK SALE- QUICKER COMPLETION: ASK FOR FURTHER INFORMATION

Situated within this HIGHLY SOUGHT AFTER area of Shelf, HX3, this GOOD SIZE DETACHED property offers family sized accommodation throughout. Briefly comprising: Entrance hall, lounge and dining kitchen. THREE BEDROOMS and family bathroom. Externally are pleasant gardens to the front & rear, driveway leading to garage. Benefitting further from GCH, DG and SOLAR PANELS. Well placed for many amenities, schools and commute to Halifax.

BOOK YOUR VIEWING TODAY

£280,000

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

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SIDE ENTRANCE HALL

LOUNGE 17'5" x 11' (5.3m x 3.35m)

Feature fireplace housing electric fire

DINING KITCHEN 17'5" x 10'3" (5.3m x 3.12m)

Good size dining kitchen with an array of wall and base units, worktops, sink and drainer, oven with 5 ring hob and extractor, plumbing for washer and patio doors leading to the rear

FIRST FLOOR

Landing area with loft access

BEDROOM ONE 10'4" x 11' (3.15m x 3.35m)

Fitted mirror door wardrobes and store cupboard

BEDROOM TWO 11' x 9'3" (3.35m x 2.82m)

Built in wardrobes

BEDROOM THREE 7'6" x 7'9" (2.29m x 2.36m)

FAMILY BATHROOM

Recently fitted bathroom with vanity style sink and W.C. Panelled bath

OUTSIDE

Gardens to the front, driveway leading to garage. Pleasant gardens to the rear.

FURTHER INFORMATION

Council Tax - Band D

Tenure - Freehold

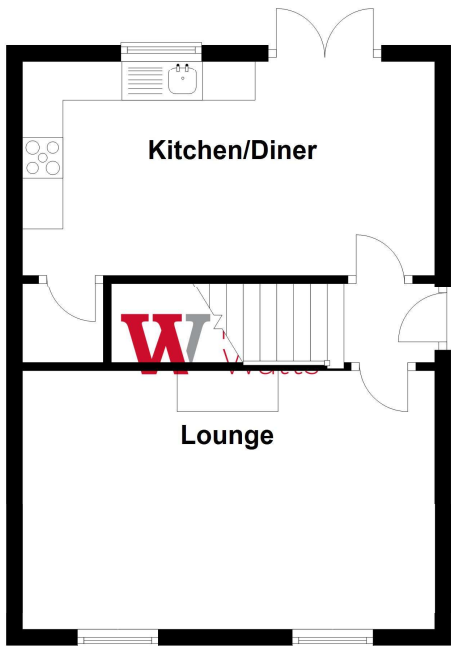
FAST TRACK INFORMATION

This property benefits from a fast track legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to pay £360 inc VAT on a non refundable basis before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase of the property.

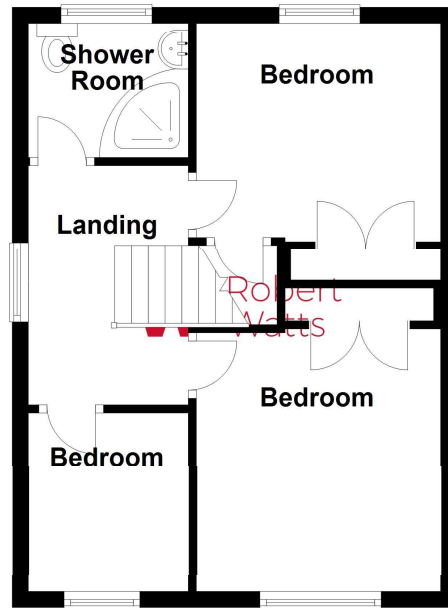
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



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+) A		
(81-91) B		86
(69-80) C		
(55-68) D	60	
(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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