



15 Greenacres, Shelf, Halifax, HX3 7QT

**** OFFERED WITH NO CHAIN **** An attractive and extremely spacious FOUR BEDROOM SEMI DETACHED, occupying an enviable corner position on this highly regarded and much sought after residential development. The property has been extended and has well proportioned rooms which provide excellent family accommodation, the size of which can only be fully appreciated on internal inspection. the property would suit a variety of buyers. The ground floor has a lounge, sitting room, dining kitchen, dining room and cloakroom. To the first floor there is a master bedroom with en-suite, three further double bedrooms and family bathroom. The property also has GCH with radiators in all rooms, ALARM and FULLY BOARDED LOFT. Externally, the large grounds offer gardens to three sides, driveway for several cars and attached garage. The location makes it handy for shops, Calderdale schools and other amenities. It is also well positioned for commutes with train stations, bus routes and the motorway networks within easy reach. **BOOK YOUR VIEWING TODAY!**

£330,000

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ENTRANCE HALLWAY

Inviting entrance hallway with stairs to the first floor and under stair storage. Door to front garden

CLOAKROOM

Off from hallway with sink, W.C, stone tiled floor and chrome towel radiator

LOUNGE 13'8" x 16' (4.17m x 4.88m)

Large and spacious reception room with feature fireplace and sliding doors to private rear garden

DINING KITCHEN 10'2" x 13'10" (3.1m x 4.22m)

Modern fitted kitchen with wall and base units. Worktops, sink and drainer. Neff double oven, hob and dish washer. Integrated appliances to include fridge freezer, washing machine and tumble dryer. Amtico flooring and door to side garden

SITTING ROOM 13'5" x 9'3" (4.1m x 2.82m)

A good size reception room overlooking front garden

DINING ROOM 12'5" x 9'3" (3.78m x 2.82m)

Good size reception room overlooking front garden

FIRST FLOOR

MASTER BEDROOM 12'3" x 9'5" (3.73m x 2.87m)

With en-suite

EN-SUITE

Built in shower with sink and W.C. Chrome radiator and vinyl flooring

BEDROOM TWO 11'2" x 13'7" (3.4m x 4.14m)

Fitted bedroom furniture

BEDROOM THREE 12'2" x 9'4" (3.7m x 2.84m)

Laminate flooring

BEDROOM FOUR 9'4" x 10'2" (2.84m x 3.1m)

BATHROOM

Family bathroom with corner bath, sink and W.C

OUTSIDE

Situated on an enviable plot with lawned gardens to three sides. Paved driveway allowing ample parking for several cars and attached garage (the garage houses the boiler). Enclosed garden to the rear with seating area, lawn and hedges. The plot lends itself to possible extension (subject to permissions)

FURTHER INFORMATION

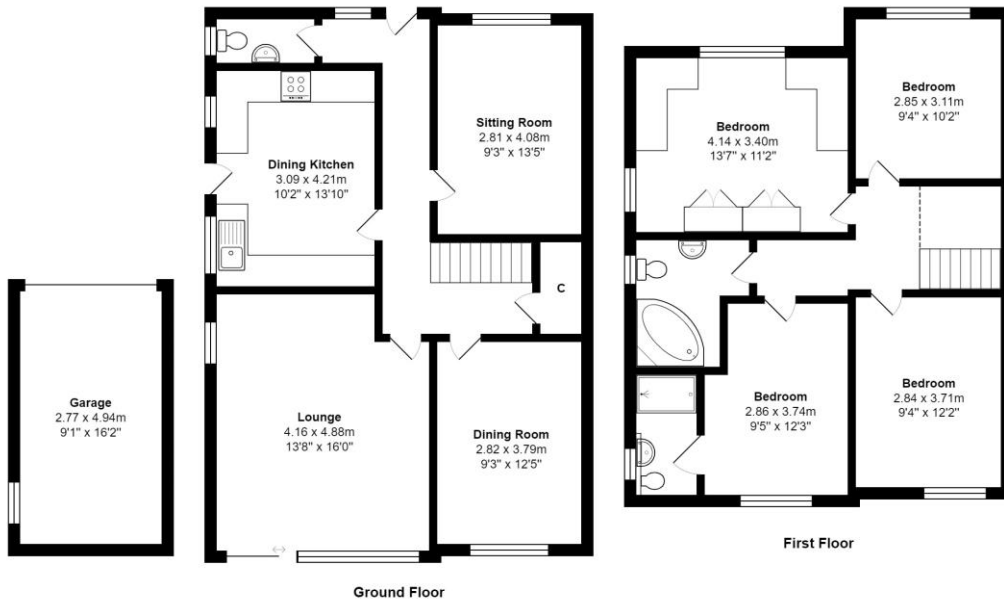
Council Tax - Band D

Tenure - Freehold

MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgage brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today. Your home may be repossessed if you do not keep up to repayments on your mortgage.

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.





Total Area: 149.8 m² ... 1613 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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