



1 Burnside Avenue, Shelf, Halifax, HX3 7RA

**** SUPERB PLOT POSITION ** VAST POTENTIAL FOR EXTENSION (subject to permissions) BRILLIANT YOUNG FAMILY HOME **** Situated within this highly sought after village of Shelf, HX3, being well placed for many amenities on offer and ideal for commute to Halifax plus neighbouring villages is this EMI DETACHED property which offers good size accommodation throughout. Briefly comprising: entrance hall, lounge, dining room and well equipped kitchen to the ground floor. THREE BEDROOMS and family bathroom to the first floor. Externally the plot offers gardens to three sides plus drive leading to detached garage. Benefitting further from GCH, DG and the rear having a southerly aspect. **VIEWING IS STRONGLY ADVISED**

£235,000

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ENTRANCE HALL

Stairs leading to the first floor

LOUNGE 11'9" x 12'10" (3.58m x 3.9m)

Good size lounge with laminate flooring leading through to the dining area. Feature fireplace and French doors

DINING ROOM 11'6" x 9'10" (3.5m x 3m)

Sliding patio doors to the rear gardens. Access to the kitchen

KITCHEN 15' x 7'5" (4.57m x 2.26m)

Modern fitted kitchen with an array of wall and base units. Worktops with splashback, sink and drainer. Oven, hob extractor and integrated fridge freezer. Plumbing for washer and pantry area off

BEDROOM ONE 12'11" x 10'1" (3.94m x 3.07m)

Built in wardrobes

BEDROOM TWO 10'1" x 9'9" (3.07m x 2.97m)

Built in wardrobes

BEDROOM THREE 9'11" x 7'6" (3.02m x 2.29m)

Cupboard built over stairhead

BATHROOM 8'7" x 7'3" (2.62m x 2.2m)

Modern bathroom suite with shower over shaped bath and screen. Sink, W.C and heated towel radiator

OUTSIDE

Sat on a large plot position with a vast amount of potential for extension (subject to permission).

Driveway to detached garage, lawned garden to the front with bedding borders

FURTHER INFORMATION

Council Tax - Band C

Tenure - Freehold

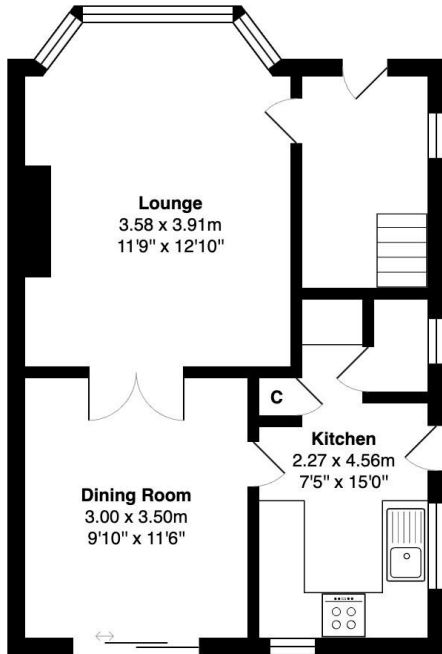
MORTGAGES

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.

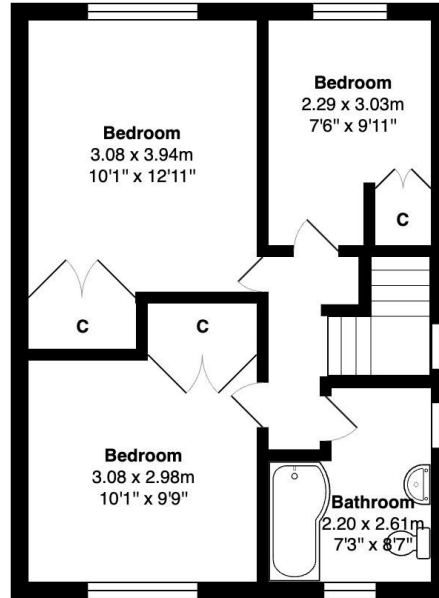
Your home may be repossessed if you do not keep up to repayments on your mortgage.

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.





Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	58	
(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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