



24 Highfield Avenue, Shelf, Halifax, HX3 7RE

**** STUNNING DORMER STYLE SEMI DETACHED IN A POPULAR AND SOUGHT AFTER RESIDENTIAL LOCATION** SIMPLY MUST BE VIEWED TO FULLY APPRECIATE!*** Having undergone a vast amount of improvements over the years is this lovely family home. Briefly comprising; entrance hall, lounge, well equipped dining kitchen, **THREE GOOD SIZE FIRST FLOOR BEDROOMS** and modern family bathroom. Externally, the resin driveway leads to a detached garage with pleasant low maintenance gardens to the front and rear. Close to many amenities within the HX3/BD6 area to include schools, amenities and commute to Halifax, Brighouse & Bradford. **VIEWING STRONGLY ADVISED!**

£249,950

24 Highfield Avenue, Shelf, Halifax, HX3 7RE

ENTRANCE HALL Stairs leading to first floor

LOUNGE 12'6" x 15'7" (3.8m x 4.75m)

Good size lounge with feature fireplace

DINING KITCHEN 15'5" x 8'8" (4.7m x 2.64m)

Well equipped dining kitchen with a selection of wall and base units, worktops with sink and drainer. Integrated appliances to include fridge freezer, oven, microwave, hob with extractor and dishwasher. Plumbing for washer and patio doors leading out onto the gardens from the dining area

FIRST FLOOR

LOFT Boarded with power and light. Ideal storage area.

BEDROOM ONE 13'6" x 8'9" (4.11m x 2.67m)

BEDROOM TWO 10'11" x 8'9" (3.33m x 2.67m)

BEDROOM THREE 6'5" x 7'11" (1.96m x 2.41m)

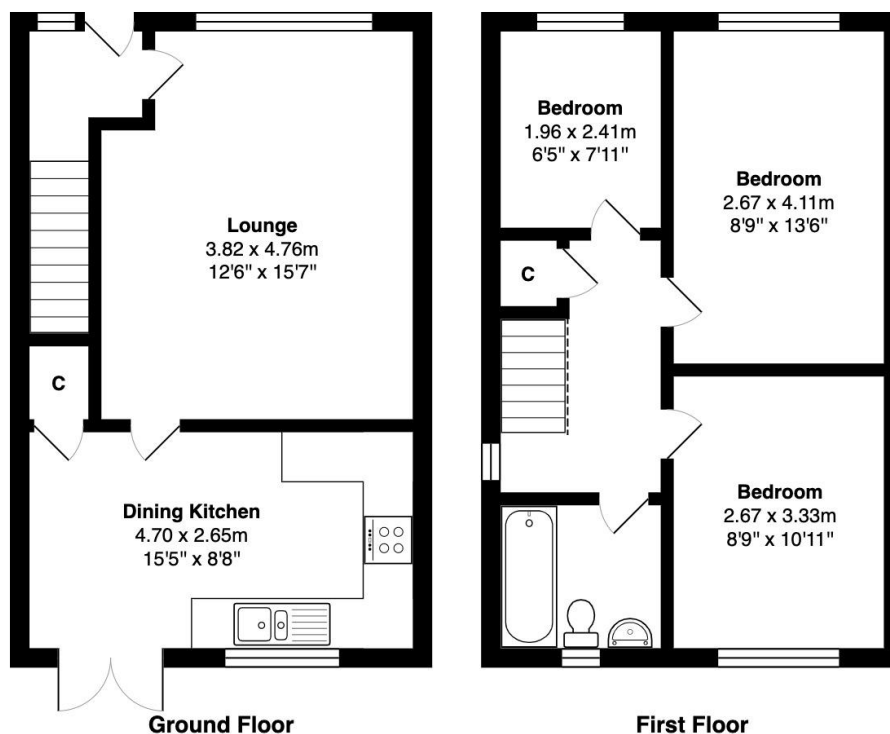
BATHROOM Modern three piece bathroom with shower over bath and screen. Sink, W.C and tiled walls

OUTSIDE Gardens to the front with resin driveway leading to detached garage (power and light). Pleasant low maintenance gardens to the rear with decked seating area and Astro Turf lawn

BUYER DISCLAIMER Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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: 71.1 m² ... 766 ft²
All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		