



11 Beckside, Shelf, Halifax, HX3 7QG

**** OFFERED WITH NO UPWARD CHAIN **** Is this three bedroom END TOWN HOUSE tucked away in a quiet cul-de-sac. Located close to local shops and many transport links within walking distance. Set over three floors, the property briefly comprising of hallway, WC, guest room/study/sitting room, first floor living/dining room with Juliette balcony which enjoys far reaching views and kitchen, second floor family bathroom and three bedrooms including one with en-suite. Pleasant rear garden, off road parking and integral garage, this is the perfect home for a young or growing family. **BOOK YOUR VIEWING TODAY!**

£195,000

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ENTRANCE HALL 20' x 5'10" (6.1m x 1.78m)

BEDROOM FOUR/SITTING ROOM 10' x 7' (3.05m x 2.13m)

Patio doors leading to garden

DOWNSTAIRS W.C 5' x 4' (1.52m x 1.22m)

Sink unit and W.C

FIRST FLOOR

LOUNGE 18' x 8' max (5.49m x 2.44m max)

L-shaped, spacious lounge with Juliette balcony allowing for natural light. Opening to kitchen

KITCHEN 16' x 10' (4.88m x 3.05m)

Well equipped kitchen with range of wall and base units. Worktops, gas oven, hob, extractor and sink unit

SECOND FLOOR

BEDROOM ONE 12'10" x 9'10" (3.9m x 3m)

EN-SUITE 9'10" x 2' (3m x 0.6m)

Shower cubicle, sink and W.C

BEDROOM TWO 9'10" x 8' (3m x 2.44m)

BEDROOM THREE 8' x 6' (2.44m x 1.83m)

BATHROOM 6' x 6' (1.83m x 1.83m)

Three piece white suite with shower over bath, sink and W.C

OUTSIDE

Driveway and garage for off road parking. Garden to the rear

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.





11 Becksde

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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