



5 Highfield Avenue, Shelf, Halifax, HX3 7RE

**** OFFERED WITH NO CHAIN ** SOUGHT AFTER LOCATION ****

We feel this property will favour many first time buyers or young families that are looking to 'step on the housing ladder' and make the property 'their own'. A good size INNER THROUGH TERRACED property which briefly comprises: lounge, dining kitchen, TWO BEDROOMS and house bathroom. In need of some cosmetic improvements the property has the potential to create additional living space as many neighbouring properties have! Benefitting from GCH,DG there is ample gardens to front and rear plus off road parking. Situated within the HX3 area, being close to many amenities and ideal for commute to Halifax/Bradford.

Offers Over £170,000

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ENTRANCE HALL

LOUNGE 13' (3.96) max into bay x 12' (3.66)

Feature fireplace

DINING KITCHEN

Selection of wall and base units, worktops, sink and drainer. Plumbing for washer, oven, hob and extractor. Useful understair store

FIRST FLOOR

BEDROOM ONE 12' (3.66) x 10' (3.05) plus robes

Built in wardrobes to alcoves. Walk in dressing area with window. 5" x 2" Neighbouring properties have split this room

BEDROOM TWO 9' x 8' max (2.74m x 2.44m max)

Store cupboard

LOFT AREA

Good size storage area

BATHROOM 6' x 5'1" (1.83m x 1.55m)

Three piece shell style suite with shower over

OUTSIDE

Gardens and off road parking to the front. Good size gardens to the rear, well stocked, with garden shed

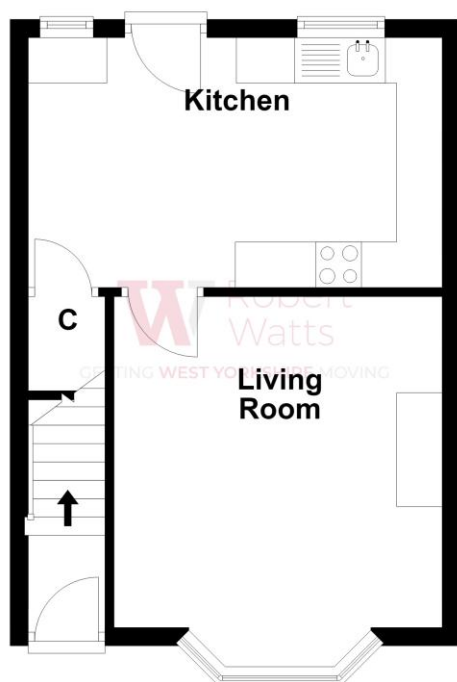
BUYER DISCLAIMER

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.



Ground Floor



First Floor



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