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Briarmead Halifax Road, Shelf, halifax, HX3 7JT

Offers Over £375,000

- Spacious three-bedroom semi-detached property
- Two generous reception rooms with bay windows
- Large driveway providing parking for up to four vehicles
- South-east facing rear garden with lawn and patio
- Potential for two-storey side extension, STPP
- Popular Shelf location close to shops, schools, and amenities

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Situated in the heart of the popular village of Shelf, this spacious three-bedroom semi-detached home offers generous and versatile accommodation, two separate reception rooms, a large driveway, and a south-east facing rear garden. With potential for a two-storey side extension, subject to the necessary planning permissions, the property also offers excellent scope for future development.

3 1 2 D

Council Tax Band: C

GROUND FLOOR

Entrance Hall

A spacious and welcoming entrance hall provides access to the principal living accommodation and stairs leading to the first floor.

Reception Room One

Positioned to the front of the property, the first reception room offers generous living space and features a large bay window, allowing plenty of natural light into the room. An electric fire creates an attractive focal point, with ample space for a range of seating and storage furniture.

Reception Room Two

The second reception room is positioned to the rear and overlooks the garden. Featuring another large bay window and electric fire, this bright and spacious room provides an excellent additional living area, dining room, or family room.

Kitchen / Diner

Located towards the rear of the property, the kitchen provides a practical cooking and dining space. It features a freestanding oven and gas hob, along with an integrated dishwasher and fridge freezer.

FIRST FLOOR

Principal Bedroom

A generous main bedroom offering excellent space for a large bed and additional furniture. The room benefits from substantial integrated wardrobe storage.

Bedroom Two

A spacious second double bedroom currently accommodating a large double bed and wardrobe furniture, providing a comfortable and versatile bedroom space.

Bedroom Three

A well-proportioned third bedroom currently furnished with a single bed and storage, making an ideal child's bedroom, guest room, or home office.

Family Bathroom

Finished to a modern standard, the bathroom comprises a bath with shower over, wash basin, and WC.

Additional WC

A separate WC provides additional convenience for family living.

Loft access is also available, providing useful additional storage.

OUTSIDE

The south-east facing rear garden offers an excellent outdoor space for relaxing and entertaining during the warmer months. The garden features a combination of lawn and patio, with access available to the side of the garage.

To the front, a generous driveway provides off-road parking for up to four vehicles.

The property also offers potential for a two-storey side extension, subject to the necessary planning permissions and consents, providing an exciting opportunity for future buyers to further enhance the accommodation.

LOCATION

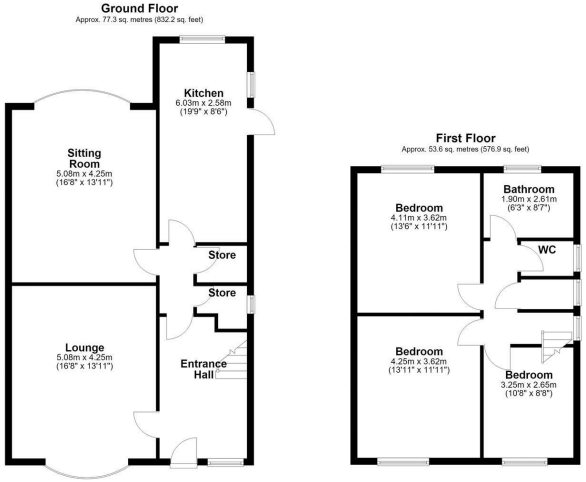
Located in the heart of Shelf, the property benefits from excellent access to local shops, schools, amenities, and transport links. Its convenient position makes it an attractive choice for families, commuters, and buyers looking for a well-connected village location.

A spacious and versatile family home with excellent parking, generous gardens, and exciting future potential. Early viewing is highly recommended.

Agent Notes & Disclaimer

The information provided on this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

COFFEE
CAFÉ



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