Robert Watts

GETTING WEST YORKSHIRE MOVING



12 Howdenbrook, Shelf, Halifax, HX3 7QB

** DELIGHTFUL DETACHED TRUE BUNGALOW ** DOUBLE GARAGE WITH SCOPE ** SPACIOUS THROUGHOUT **

Internal inspection is strongly advised for this MODERN DETACHED BUNGALOW boasting spacious accommodation throughout. Situated within a cul de sac location in this sought after area of HX3, Shelf. Close to many amenities and ideal for commute to Halifax and Bradford. The property comprises: entrance hallway, lounge/dining area, kitchen and conservatory. THREE BEDROOMS, four piece bathroom plus guest w/c. Externally area pleasant gardens to three sides and large detached double garage which could be utilized as an additional annex/office space should buyers require (subject to the relevant permissions). Benefitting further from GCH, DG and SOLAR PANELS.

£329,995

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ENTRANCE HALLWAY Store cupboard and loft access

KITCHEN 11'5" x 8'10" (3.48m x 2.7m)
Fitted kitchen with a selection of wall and base units, worktops, sink and drainer. Plumbing for washer and dishwasher, integrated gas hob, fridge freezer and double electric oven

LOUNGE/DINING AREA 16'5" max x 17'8" max (5m max x 5.38m max)
A spacious room, ideal for family entertaining with feature fireplace and patio doors to the conservatory.

CONSERVATORY 15' x 8' (4.57m x 2.44m)
A great addition with solid roof allowing use all year round. This room is access via the lounge and bedroom three.

BEDROOM ONE 10'10" x 11'10" (3.3m x 3.6m)
Fitted bedroom furniture

BEDROOM TWO 10'3" x 8'9" (3.12m x 2.67m)
Wardrobes

BEDROOM THREE/OFFICE 9'10" x 9'5" (3m x 2.87m)
Sliding doors to the conservatory.

CLOAKROOM Sink and w/c

HOUSE BATHROOM Four piece house bathroom with shower cubicle, panelled bath, sink and w/c. Store cupboard.

OUTSIDE Sat on an enviable plot with rockery gardens to two sides. Enclosed gardens to the rear, well stocked with seating area and rear access to the garage.

GARAGE 17'10" x 17'1" (5.44m x 5.2m)
Double door garage with storage into the apex. Power and light.

BUYERS 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.







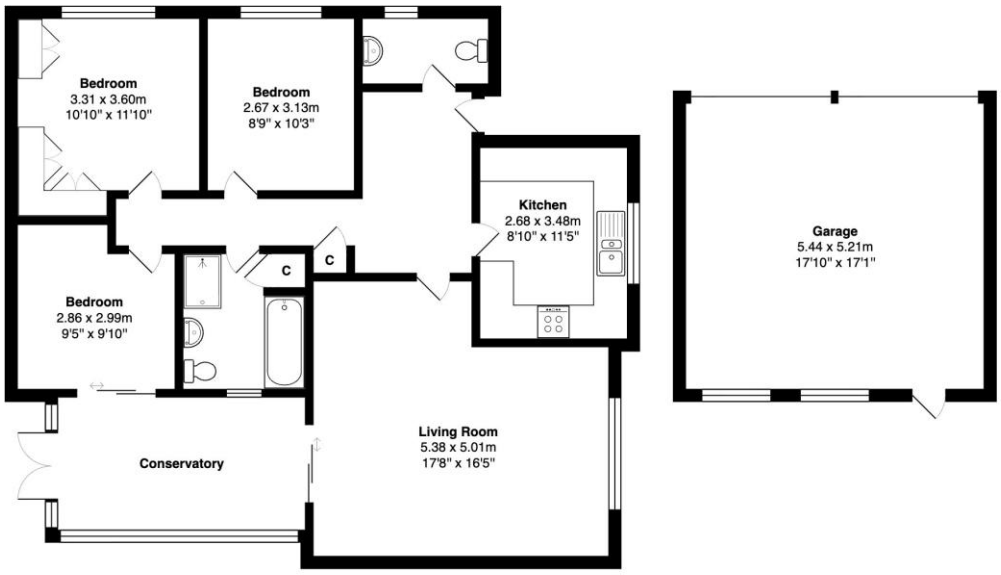








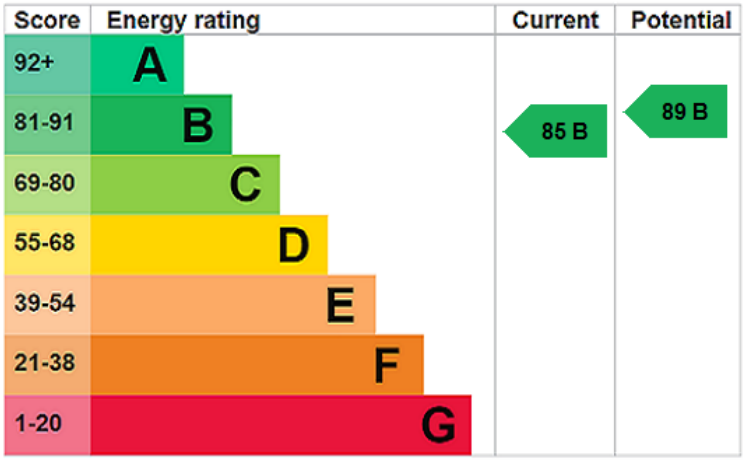




Ground Floor

Total Area: 125.3 m² ... 1348 ft²

All measurements are approximate and for display purposes only



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