



Beckside, Shelf Halifax HX3 7QG

welcome to

Beckside, Shelf Halifax

A THREE BEDROOM TOWNHOUSE WITH TWO RECEPTION ROOMS, INTEGRAL GARAGE AND MASTER BEDROOM WITH EN-SUITE IN THE HIGHLY SOUGHT AFTER AREA OF SHELF. CALL US NOW TO BOOK YOUR VIEWING!



Entrance Hall

Enter the property through the uPVC front door into the entrance hallway which provides access to the snug/sitting room, downstairs Wc and cloakroom which has the boiler and alarm box for the property. The entrance hallway also holds the staircase to the first floor.

Sitting Room

16' 4" x 9' 3" (4.98m x 2.82m)

This room used to be the garage and has been converted to a room. With carpet flooring, ceiling light point, central heating radiator and two wall lights.

Downstairs Wc

The downstairs wc has a low-level Wc, pedestal wash hand basin, vinyl flooring, ceiling light point and a frosted uPVC double glazed window to the rear elevation.

Lounge

16' 1" x 8' 4" (4.90m x 2.54m)

The L shaped lounge has two ceiling light points, carpet flooring, a central heating radiator, a uPVC double glazed window and uPVC French doors leading out to the Juliet balcony.

Kitchen

16' 1" x 6' 10" (4.90m x 2.08m)

The kitchen has been fitted with wall and base units comprising of a integrated fridge and freezer, integrated dishwasher, sink and drainer and electric oven with gas hob and extractor hood over. The kitchen benefits from vinyl flooring, a central heating radiator, two ceiling light points, space and plumbing for a washing machine, under counter lighting, two uPVC double glazed windows to the front elevation and a speaker in built in the ceiling and a speaker volume control.

Master Bedroom

9' 1" x 12' 8" (2.77m x 3.86m)

The master bedroom has ample space for a double bed and freestanding furniture. The bedroom has an

en-suite, carpet flooring, built in wardrobe and storage, a central heating radiator, a ceiling light point, a uPVC double glazed window to the rear elevation and there are speakers built into the roof.

En-Suite

The master en-suite has a low-level Wc, pedestal wash hand basin and shower cubical. The en-suite has vinyl flooring, a ceiling light point, tiled walls, a central heating radiator, extractor fan and in-built speaker.

Bedroom Two

9' x 9' 1" (2.74m x 2.77m)

The second bedroom has ample space for a double bed and freestanding furniture. The second bedroom has carpet flooring, a uPVC double glazed window to the front elevation, a central heating radiator, ceiling light point and built in storage.

Bedroom Three

6' 4" x 8' 4" (1.93m x 2.54m)

The third bedroom has carpet flooring, a uPVC double glazed window to the rear elevation, a ceiling light point and a central heating radiator.

Bedroom Four

9' 10" x 7' 11" (3.00m x 2.41m)

The fourth bedroom is on the ground floor and has carpet flooring, a ceiling light point, a central heating radiator and uPVC double glazed French doors leading out to the rear garden.

Externally

Externally the property benefits from an off-road parking space to the front of the property and a low maintenance garden to the rear with a stone flagged patio area and gravelled area. The garden is fenced all the way round and has a gate for access.



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- THREE BEDROOMS
- TOWN HOUSE
- VIEWS TO THE REAR
- GARDEN TO THE REAR
- MASTER WITH EN-SUITE

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX110697 - 0012

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