



28 Wade House Avenue, Shelf, Halifax, West Yorkshire, HX3 7NX
Asking Price £250,000

*****EXTENDED***SEMI DETACHED***IDEAL FAMILY HOME***CUL-DE-SAC LOCATION***CLOSE TO SCHOOLS*****

HAMILTON BOWER are pleased to offer FOR SALE this extended three bedroom semi detached family home located in a popular residential location. Early viewing is highly suggested to fully appreciate all this property has to offer. Comprising of entrance hallway, lounge, dining kitchen, three first floor bedrooms, shower room and a house bathroom. Paved garden to the front. Driveway leading a garage. Good size enclosed paved area.

TO VIEW CONTACT HAMILTON BOWER TODAY!!!

ENTRANCE

LOUNGE

15'9" x 12'3" (4.807 x 3.737)



A good size living room with an abundance of natural light from the large front aspect window.

DINING KITCHEN

14'6" x 12'11" (4.438 x 3.951)



A well proportioned dining kitchen with a range of fitted wall and base units with a contrasting work surface incorporating a sink unit and an integrated dishwasher. Window and door to rear.

FIRST FLOOR

Landing.

BEDROOM ONE

11'10" x 10'7" (3.622 x 3.250)



Spacious and light master suite with a walk in wardrobe.

BEDROOM TWO

15'8" x 9'4" (4.776 x 2.850)



Fantastic double bedroom with a window to the rear elevation.

BEDROOM THREE

9'2" x 8'11" (2.813 x 2.738)



Good size third bedroom.

BATHROOM



A traditional four piece suite with a bath, W.C, wash basin and bidet. Frosted window to the rear elevation.

SHOWER ROOM




Shower cubicle. Chrome heated towel railing. Window to rear elevation.

EXTERNAL



Good size gardens to both the front and rear. Driveway leading to a garage.

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Vary environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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