



17 Greenacres Drive

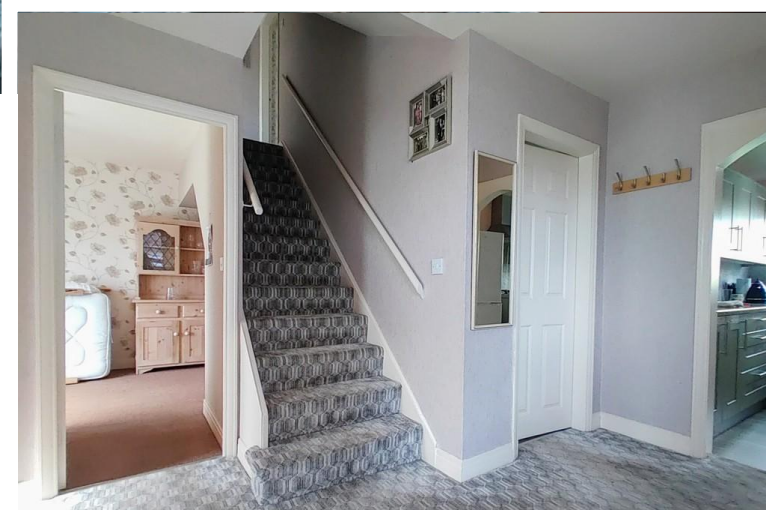
- SEMI DETACHED BUNGALOW
- TWO/THREE BEDROOMS
- CONSERVATORY
- DOUBLE GARAGE

£210,000

EPC Rating '61'



17 Greenacres Drive, Shelf, Halifax, West Yorkshire, HX3 7QS



Property Description

**** SPACIOUS TWO/THREE BEDROOM SEMI-DETACHED ** SOUGHT-AFTER CUL-DE-SAC ** CONSERVATORY ** DOUBLE GARAGE, LARGE DRIVEWAY & GARDENS **** Situated in a highly desirable cul-de-sac in Shelf is this spacious, well maintained and competitively priced property. Briefly comprising of a spacious entrance hall, kitchen, lounge, bathroom & separate WC, dining room or third bedroom, conservatory leading out on to a raised decked balcony and two first floor bedrooms. Outside the property there is a large driveway with parking for several cars, double garage and gardens front and rear. Further benefitting from UPVC double glazing, gas central heating and is well presented both inside and out. Call Whitney's on 01274 880019 to view ASAP.

Council Tax Band C



ENTRANCE HALL

11' 1" x 8' 9" (3.38m x 2.67m) A spacious entrance hall with entrance door and window to the side elevation. Central heating radiator and stairs off to the first floor. Doors off to the kitchen, Lounge, Bathroom, WC and Dining Room/Third Bedroom.

LOUNGE

14' 7" x 13' 1" (4.44m x 3.99m) Large window to the front elevation and an electric coal effect fire set in a modern surround.

KITCHEN

10' 9" x 7' 1" (3.28m x 2.16m) A modern shaker-style fitted kitchen with a integrated gas hob, electric oven and chimney style extractor. Tiled splashbacks, laminated working surfaces and a stainless steel sink and drainer along with plumbing for a washing machine. Window to the front elevation.

DINING ROOM OR THIRD BEDROOM

13' 0" x 10' 1" (3.96m x 3.07m) Central heating radiator and sliding patio doors leading to the conservatory.

CONSERVATORY

9' 9" x 9' 7" (2.97m x 2.92m) White UPVC conservatory with sliding doors out to a raised decking area/balcony.



BATHROOM

A modern fully tiled bathroom comprising of a panelled bath with centre taps and a shower tap attachment and a pedestal washbasin. Windows to the side and rear elevations plus a central heating radiator.

WC

Low flush WC with window to the rear elevation.

FIRST FLOOR

BEDROOM ONE

14' 7" x 12' 9" (4.44m x 3.89m) Window to the front elevation, fitted wardrobes and a central heating radiator.



BEDROOM TWO

12' 9" x 9' 2" (3.89m x 2.79m) Window to the rear elevation and a central heating radiator.



EXTERNAL

To the front of the property is a lawned area with flowerbeds and mature shrubs/trees. An open-plan tarmac driveway runs down the side of the house to a double garage and provides parking for several cars. At the rear is a raised deck with storage area below and a low maintenance gravel area.



DOUBLE GARAGE

Two separate 'up and over' doors and a recent new rubber roof. UPVC window to the side.

PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.

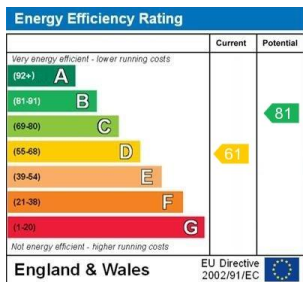
Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.

RENT-A-HOUSE: Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements