



**9 ING HEAD TERRACE
SHELF
HALIFAX
HX3 7LB**

****Far reaching views** **South facing gardens** **Car parking plus garage** **Good sized conservatory**
****Gas central heating** **Majority uPVC double glazing******

This stone built, bay windowed end terraced home offers three bedroomed accommodation and is set to a popular and convenient location with easier access to Brighouse, Halifax and Bradford. The conservatory at the rear enjoys an outlook over the south facing gardens and a far reaching views beyond are a real feature of this location. The bay windowed lounge is a good size, there are three bedrooms and the shower room has been fitted with a large shower enclosure and a lovely vanity unit. The house has gas central heating and most of the windows and doors are uPVC double glazed but there is still a beautiful stained glass leaded window to retain some of the original character. If you're looking for a three bedroomed home, or if you need to work from home, then this should be on your radar.

PRICE GUIDE £195,000

Ground Floor

ENTRANCE LOBBY

LOUNGE

4.36 x 3.76 (14'4" x 12'4")

A fire surround houses an electric fire and there is a large bay window overlooking the front gardens.



KITCHEN

4.71 x 1.96 (15'5" x 6'5")

Fitted with a range of base and wall units with matching drawers and complementing work surfaces to tiled surrounds, incorporating a stainless steel sink unit with mixer tap and a canopy hood over a freestanding cooker. There is also a useful storage area beneath the stairs.



CONSERVATORY

3.66 x 2.68 (12'0" x 8'10")

A lovely addition which looks out over the rear gardens.



First Floor

FIRST FLOOR LANDING

BEDROOM ONE

3.44 x 2.77 (11'3" x 9'1")

A double room to the front.



BEDROOM TWO

2.97 x 2.73 (9'9" x 8'11")

Another double room, this one with the gas central heating boiler and those far reaching views to the south.



BEDROOM THREE

2.42 x 1.87 (7'11" x 6'2")

A good sized single bedroom which would make a great home office.



SHOWER ROOM

Fitted with a three piece white suite consisting of a low level WC, a wash basin fitted into a vanity unit and a large shower enclosure to tiled walls.



DIRECTIONS

From Halifax town centre proceed along Cow Green and Broad Street, turning left at the cinema complex into Orange Street. Take the third turning at the roundabout along Burdock Way and proceed up Godley Hill, past Shibden Park, until reaching the traffic lights at Stump Cross. Follow the left fork up the A6036 Bradford Road, travelling through Northowram to the Stone Chair roundabout. Turn right into Denholme Gate Road, where 9 Ing Head Terrace can be found after approx. 100 metres on the right hand side. Postcode: HX3 7LB.

OUTSIDE

To the front of the property is a small garden, along with car parking space and turnaround and access to the DETACHED GARAGE. To the rear is a nice garden, partly laid with artificial turf and with flowering shrubs and a large garden shed. The south facing views are far reaching and a real feature of this position.



ADDITIONAL INFORMATION

Tenure: Freehold.
Calderdale Council.
Council Tax Band: B.

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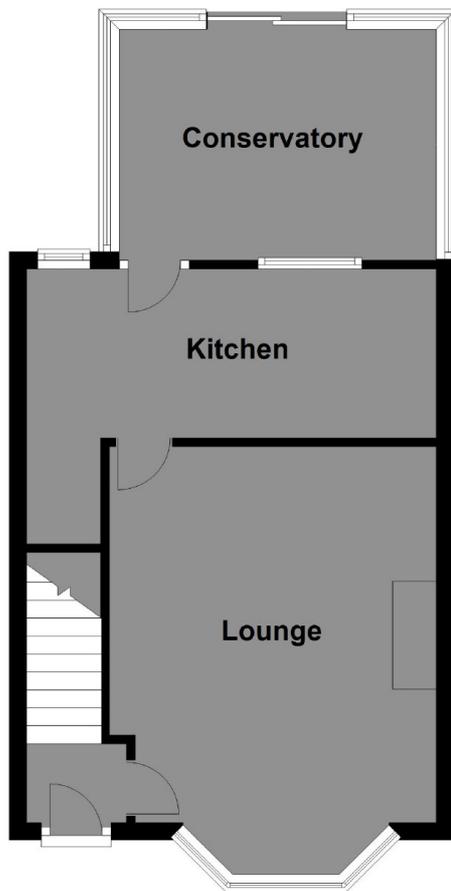
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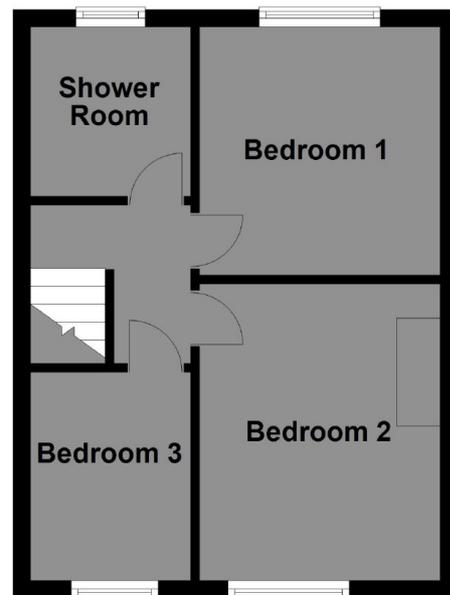
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9 ING HEAD TERRACE, SHELF, HALIFAX, HX3 7LB

Ground Floor



First Floor



Floor plans are indicative and are not drawn to scale.
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