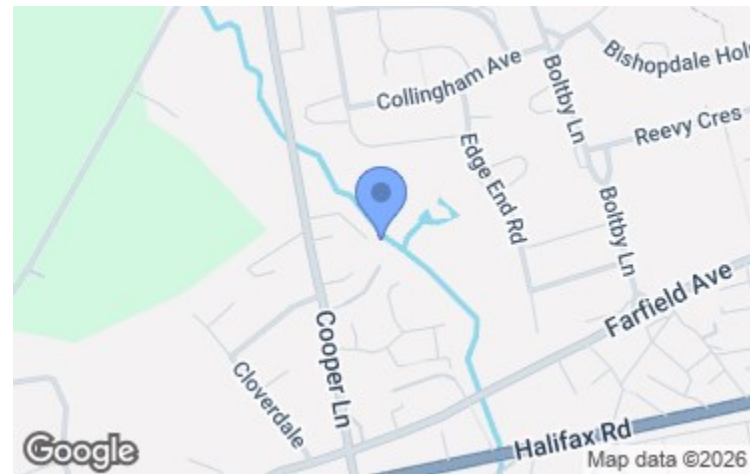


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		77	81
EU Directive 2002/91/EC			



**Viewing arrangements**

Strictly by appointment through WW Estates  
 01274 693737  
 wibsey@wwestateagents.com

**Directions**

See mapping.



**Beckside, Halifax, HX3 7QG**  
**Offers In The Region Of £210,000**

5 - 7 Beacon Road, Wibsey, Bradford, BD6 3HB | 01274 693737 | wibsey@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



No Onward Chain \*\*\* Four Bedrooms \*\*\* Garage And Driveway \*\*\* Family Bathroom And En-Suite \*\*\* Low Maintenance Garden. Located in the highly sought-after cul-de-sac of Beckside, Shelf, this charming four-bedroom townhouse offers a perfect blend of comfort and convenience. With no onward chain, this property is ready for you to make it your own.

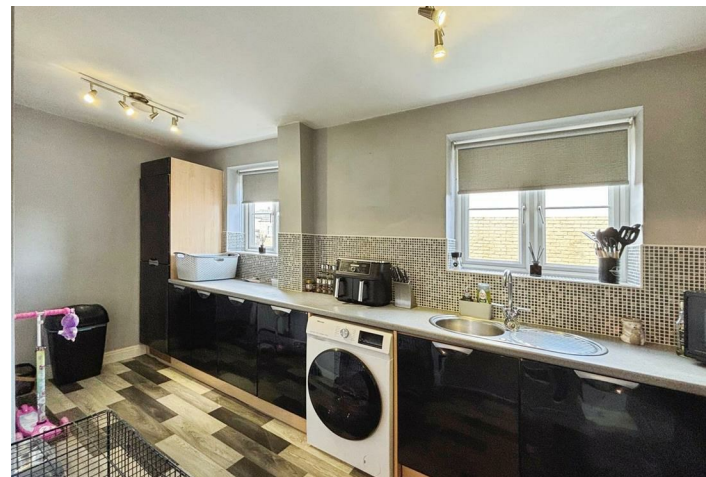
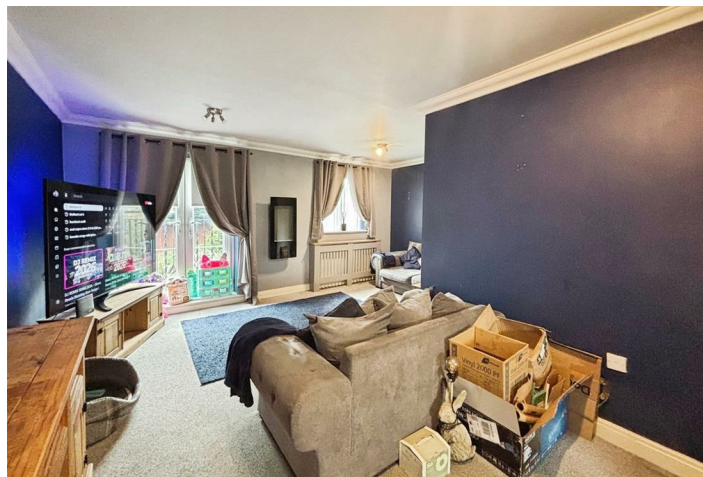
Upon entering, you are greeted by a welcoming entrance hall that features useful under stairs storage. The ground floor boasts a versatile bedroom or reception room, complete with French doors that lead to the delightful rear garden, providing a seamless connection between indoor and outdoor living. Additionally, there is a convenient ground floor WC and access to the integral garage, ensuring practicality for everyday life.

As you ascend to the first floor, you will find a spacious lounge that is bathed in natural light, enhanced by a lovely Juliet balcony. This area flows effortlessly into the well-appointed kitchen, which is fitted with modern wall and

base units, an oven, a gas hob with an extractor hood, and integrated appliances including a fridge, freezer, and dishwasher. There is also space and plumbing for a washing machine, making this kitchen both functional and stylish.

The second floor is home to three well-proportioned bedrooms, one of which features an en-suite shower room, providing a private retreat. The family bathroom is thoughtfully designed, complete with a bath and shower over, a low-level WC, and a hand wash basin.

Outside, the property benefits from a driveway providing off road parking, while the enclosed rear garden offers a peaceful space for relaxation or entertaining. This townhouse is an ideal choice for families or professionals seeking a modern home in a desirable location. Don't miss the opportunity to view this delightful property.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**

Four bedroom townhouse in highly desirable cul-de-sac location being sold with no onward chain.

Rating authority  
Borough Council Tax Band C

**Services**

INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES ETC. WW Estates introduce to Mortgage Source Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure  
Freehold