



**Shelf Hall Lane, Halifax, HX3 7LT**  
**£350,000**

**E&H** Holmes  
ESTATE AGENTS



This substantial six bedroom property in the popular village of Shelf on the outskirts of Halifax offers ample living accommodation for a large family and even the potential to create a self contained apartment to the ground floor, subject to planning (plans the current owner has drawn up available to view).

The property benefits from three reception rooms, four piece bathroom plus shower room and cloakroom, utility room and integral garage. With all bedrooms being well proportioned bedrooms, a good sized rear garden and driveway parking for a minimum of four cars this house is an ideal purchase for a growing family, family looking for multi-generational living or someone looking to create a spacious space to work/run a business from home.



## Ground Floor:

### Entrance Hall

Understairs cupboard. Tiled floor. Radiator. UPVC double glazed door to front elevation.

### Utility Room 11'2" x 4'11" (3.429 x 1.514)

Stainless steel sink. Plumbing for washing machine. Boiler. UPVC double glazed window to front elevation.

### Cloakroom

Wash hand basin. Low flush W.C. Radiator. Timber double glazed window to side elevation.

### Bedroom Five 18'5" x 8'1" (5.617 x 2.464)

Radiator. Timber double glazed windows to rear and side elevations.

### Bedroom Six 18'6" x 12'11" (5.65 x 3.957)

Radiator. Timber double glazed windows to rear and side elevations.

## First Floor:

### Lounge 18'0" x 12'11" (5.496 x 3.954)

Gas fire. Radiator. UPVC double glazed French doors to rear elevation. Timber double glazed window to rear elevation.

### Dining Room 17'1" x 9'7" (5.230 x 2.938)

Radiator. Two UPVC double glazed windows to front elevation.

### Third Reception Room 13'4" x 8'1" (4.085 x 2.467)

Radiator. Timber double glazed window to rear elevation.

### Kitchen 12'8" x 7'9" + recess (3.861 x 2.383 + recess)

Fitted kitchen with a range of wall and base units. Stainless steel one bowl sink. Gas cooker point. Radiator. Three UPVC double glazed windows to front elevation.

### Shower Room

Wash hand basin. Low flush W.C. Shower cubicle. Timber double glazed window to side elevation.

## Second Floor:

## Landing

Stairs leading from Dining Room. Cupboard. Radiator. Fire escape to side elevation.

### Bedroom One 18'7" x 12'10" max (5.673 x 3.913 max)

Gas fire. Radiator. Timber double glazed windows to rear and side elevations.

### Bedroom Two 15'7" x 8'1" (4.761 x 2.472)

Loft access. Radiator. Timber double glazed window to rear elevation.

### Bedroom Three 10'7" x 11'0" max (3.245 x 3.367 max)

Cupboard. Radiator. UPVC double glazed window to front elevation.

### Bedroom Four 12'1" x 9'10" (3.702 x 3.021)

Two cupboards. Radiator. UPVC double glazed window to front elevation.

## Bathroom

Wash hand basin. Low flush W.C. Bath. Separate shower cubicle. Radiator. Timber double glazed window to side elevation.

### Integral Garage 17'8" x 9'9" (5.398 x 2.988)

Up and over doors. Power and light. Double glazed window to side elevation.

## Parking

Gated driveway with parking for several cars.

## Rear Garden

Decking and tiered lawn garden.

## Council Tax Band

D

## Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:  
glory.butter.crib

## Disclaimer

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