

# MARSH & MARSH PROPERTIES

*7 South Lane, Shelf, HX3 7PN*

*£350,000*



Luxury village living is certainly on offer with this charming, three bedroomed, semi-detached, property; located on the outskirts of the charming and well regarded Shelf village, close to the attractive rural surroundings, offering fantastic walks. This property is certainly something special and definitely requires further inspection. The house, on its elevated position, offers charming views to the rear elevation, overlooking the large lawned and decked gardens and the valley and fields beyond, offering a private and picturesque backdrop. The gardens are a real delight; perfect for anyone looking for a generous garden space. The house features ample driveway parking for 4 cars with an additional parking space provided by the integral garage.

Internally the property continues its impressive tone, being offered in a modern and stylish condition throughout. The house offers fantastic views over the garden and the balcony, to the front, makes excellent use of this. The property also comes with the added advantage of lift access between the floors, expertly installed into a cupboard, providing handy access between the floors. With a large and bright living room, welcoming family dining room, well-appointed kitchen, bedroom on the ground floor, house bathroom, two bedrooms to the lower ground floor, shower room and utility space in the integral garage. Just step inside and you will immediately be impressed with everything on offer.

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The property benefits from a well-connected location, with Shelf village being within easy walking distance. The property is also close to local primary and secondary schools. Halifax town centre is just a short drive away, providing excellent shops and services including access to its train station, providing regular rail connections to the surrounding area and including access to the Grand Central train service. The property also benefits from being within 12 minutes' drive from the M62 motorway, providing quick and easy access to the major cities of Leeds, Bradford and Manchester.

Owing to the fantastic amount of features on offer with this property, including its charming outlook, well connected location and beautifully presented internals, an appointment to view is essential.

From the front of the property a uPVC double glazed door opens into the

### HALLWAY

A smart, open and bright entrance hallway that is beautifully presented and creates the ideal first impression. The hallway features a tiled feature wall, to the stairwell, as well as a wood laminate floor, two central light fittings, single and double radiators. The hallway has a cupboard door that leads into a lift, leading to the lower ground floor. The lift cupboard also offers a large amount of storage space with shelving to one side.

From the hallway wooden doors open into the

### LIVING ROOM



A spacious and bright living room that offers plenty of space for a three piece suite long with additional furniture. The living room benefits from a large, wall length, set of double glazed sliding doors that open out onto a glass panel balcony with stunning views overlooking the rear garden and across the valleys beyond. The living room also benefits from a wood burning stove, on a stone hearth and with stone mantelpiece, that offers an ideal central feature for the whole room. With a wood laminate floor, wall mounted light fittings, double radiator and television access point.





## DINING ROOM



The dining room offers ample space for a large family dining table along with additional furniture and creates the ideal entertaining space or place for family meals. With a carpeted floor, central light fitting, uPVC double glazed window to the rear elevation and a double radiator.

## KITCHEN

A truly magnificent kitchen space that is sure to impress owing to its modern colour scheme, feature beamed ceiling and Juliet balcony. The kitchen is a light and bright space owing to the uPVC double glazed French doors opening onto the balcony, uPVC double glazed window to the

front elevation, ceiling inset spotlights and under cupboard down lights. The kitchen offers ample storage with the corridor cupboards and offers plenty of space for a dining table to one end of the room. The kitchen features an “L” shaped wooden work surface, all with over and under counter cupboards and drawers, with a second work surface to one alcove. With an integrated hob, integrated twin oven, stainless steel extractor hood, glass splashbacks, feature large tiled floor, fitted dishwasher, fitted fridge/freezer and a stainless steel sink with stainless steel mixer tap.



## BEDROOM 1

A spacious bedroom that provides ample room for a double bed along with additional furniture.

With a uPVC double glazed window to the front elevation, carpeted floor, central light fitting and double radiator.



A well-presented house bathroom that is offered with a modern décor and style. With a free standing bowl style bath, walk-in rainfall shower, pedestal washbasin, close coupled toilet, tiled floor, tiled splashbacks, central light fitting, frosted uPVC double glazed window to the front elevation, stainless steel towel radiator and extractor fan.

From the hallway carpeted stairs (or alternatively the access lift) lead down to the

### LOWER HALLWAY

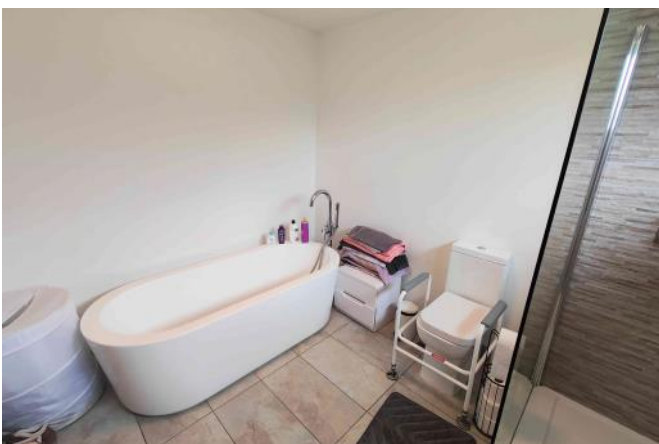
With a wood laminate floor, two central light fittings, cupboard storage space, single radiator and double radiator. The far end of the lower hallway provides a space for the lift.

From the lower hallway wooden doors open into

### BEDROOM 2



### BATHROOM



A very spacious second bedroom, offering space for a king sized bed along with additional furniture. The room is bathed in natural light owing to two uPVC double glazed windows to the rear elevation. With a carpeted floor, central light fitting and double radiator.



corner airing cupboard, ceiling inset spotlights, frosted uPVC double glazed window to the front elevation and extractor fan.



### BEDROOM 3

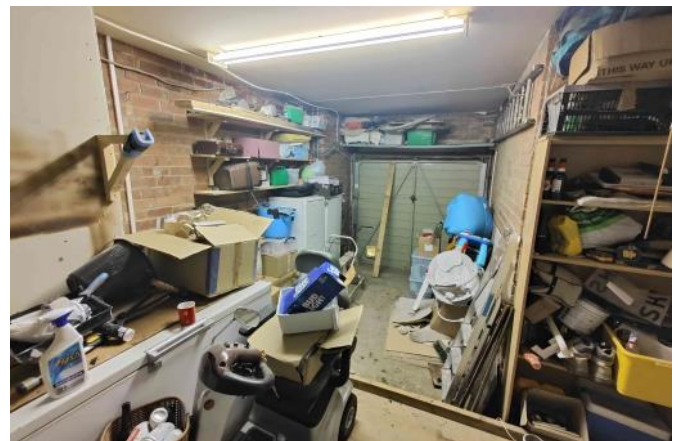


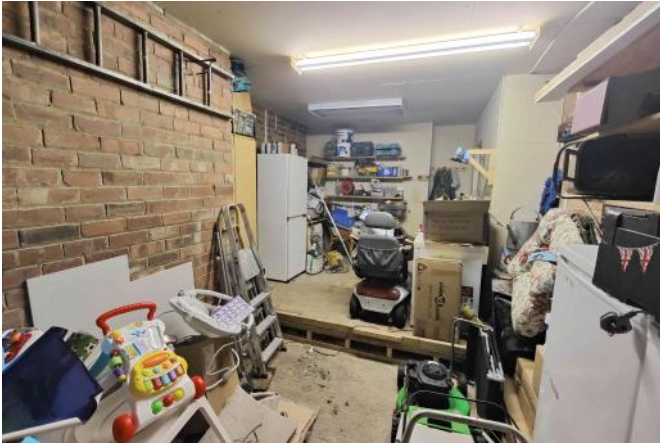
A generous third bedroom that also offers space for a double bed. An ideal room for a child's bedroom, guest room or work from home office. With a wood laminate floor, central light fitting, uPVC double glazed window to the side elevation and double radiator.

### SHOWER ROOM

A well laid out shower room that makes excellent use of the area on offer to create a highly functional and modern space. The room has been set up to be utilised as a wet room style. With a tiled floor, tiled walls, walk-in rainfall shower, close coupled toilet, wall mounted washbasin,

### GARAGE





The garage is separated into two sections owing to a small raised area to the rear with the lower parking bay to the front. The garage offers plumbing for a washing machine and features numerous power outlets and central strip lights. A wooden door provides access to the car port, at the side elevation, on the rear level. The garage has a manual door to the rear elevation.

### GARDENS



To the front of the property is a charming lawned and shrub garden, well maintained and bordered by stone wall with central pathway leading to the front door. The front garden is ideal to enhance the kerb appeal of the property.



To the rear of the property, across the private approach drive, is the expansive and long gardens. The first section is a long lawn with pathway to the

side and wooden pagoda to the rear corner. An ideal place for children and pets to play or to be able to sit out and relax. From the edge of the lawned area a wooden footbridge, crossing over a pond, leads to a large decked area. The decking creates an ideal space to sit back and enjoy the views beyond of the valley and fields. There is a small garden shed to the bottom of the garden offering additional storage space.



### **PARKING**

The rear of the property is accessed via a private driveway leading down to the parking forecourt offering parking space for four cars. A covered car-port provides an additional external parking space with a final space offered by the integral garage.



### **GENERAL**

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing and gas central heating.



have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.



### **TO VIEW**

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

### **LOCATION**

What3words: [///juices.brief.shack](https://www.what3words.com/#!/juices.brief.shack)

Google Plus Code: Q55M+3J3 Halifax

For sat nav users the postcode is: HX3 7PN

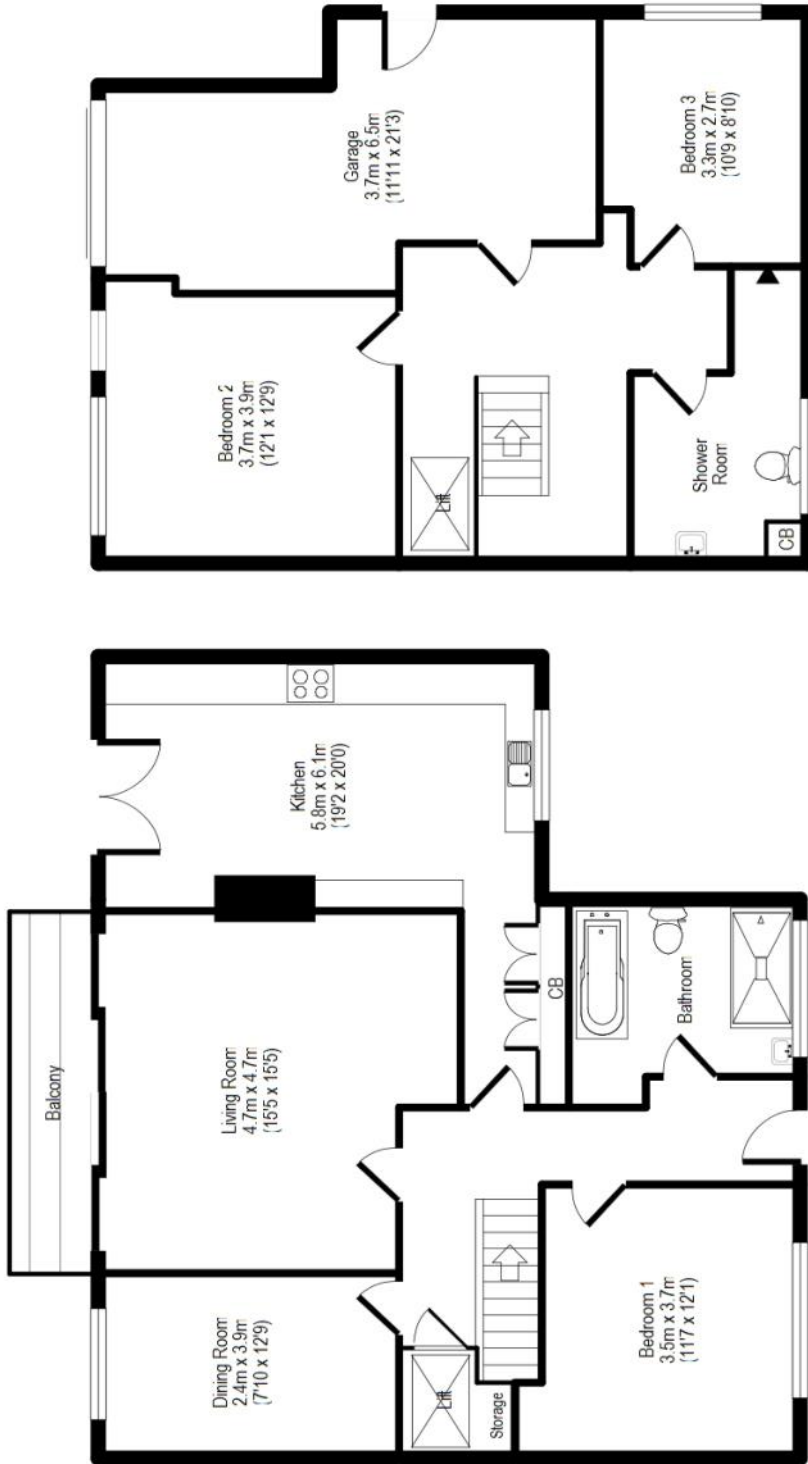
### **MORTGAGE ADVICE**

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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**7 South Lane, Shelf, HX3 7PN**



Lower Ground Floor

Ground Floor

APPROX GROSS INTERNAL FLOOR AREA: 147 sq. m / 1581 sq. ft.

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property, to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

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