



12 Villa Gardens, Shelf, Halifax, HX3 7JW

Offers Over £895,000

- Six Bedroom Detached Residence - Built By An Award Winning Reputable Local Developer.
- Prestigious Residential Area - Villa Gardens, Shelf.
- Yorkshire Stone Construction.
- Large Rear Garden & Rockery.
- Four En-suites & Two Additional Bathrooms.
- Multi-generational Home.
- Luxury Fixtures & Fittings.
- Generous Living Accommodation.
- Spanning Over Three Floors.
- Double Garage & Games Room.

12 Villa Gardens, Halifax HX3 7JW

Villa Gardens, a luxury six-bedroom detached residence spanning over three floors offering modern, open-plan living. Situated in Villa Gardens, Shelf a prestigious residential area. This unique, multi-generational home offers a wealth of space and superb high-end fixtures and fittings. Including Yorkshire Stone construction and floor-to-ceiling windows. The well-proportioned rooms offer generous living areas including six bedrooms with four en-suites. Mature gardens wrap around the property giving further exclusivity.



Council Tax Band: F



Location.

Situated on Villa Gardens, Shelf. The property offers privacy and exclusivity in its setting. Being close to local schools, shops and other amenities. Such as Tesco, Lidl & Sainsbury's local. Including good commuter links to Leeds, Bradford and Manchester.

Entrance Hall & Ground Floor.

On arrival, you are welcomed via the entrance porch to the high-vaulted reception area, offering generous natural light. Plentiful storage options are available. Surround wet system and underfloor heating.

Kitchen/Diner.

A show-stopping room, full of natural light and a wealth of space. This ideal family kitchen from Omega benefits from a range of high-end fixtures and fittings with state-of-the-art appliances. Such as a fitted induction gas stove and twin low-level ovens with additional plumbing for a washing machine. Soft close draws and solid cabernets and inserts. Complimentary countertops made from solid Quartz. Space for a large American-style fridge freezer. Additional storage units and surrounds with a fitted bay window. Floor-to-ceiling Velux windows flood the kitchen with natural light. Leading to the dining area and sunroom.

Dining Area.

Bask in the warmth and natural light that floods this space. A private dining area can accommodate a large dining table with a range of seating options.

Sun Lounge.

Comfortable separated seating area that can accommodate an array of seating arrangements. Surround windows offer generous natural light.

Utility Room.

Large fully fitted utility with additional floor and wall mounted storage cupboards, plumbing for a washing machine and dryer.

Games Room & Office.

Leading from the kitchen to the office and games room a great addition to the house. Spacious office with a range of fitted office furniture and desks. A private games room that can accommodate a large pool table, bar and media cabinet.

Family Lounge.

The lounge features comfortable seating arrangements, soft lighting, and tasteful decor that create a cosy and elegant ambience. Patio doors leading to the rear garden.

Lounge.

In addition to the family lounge, this generous expansion offers further seating arrangements, a coffee table and media cabinet.

Bedroom One - Ground Floor.

A double bedroom that can accommodate a double, bedside tables and free-standing bedroom furniture. Leading to the wet room. Walk-in shower unit, low-level flush W.C. and wash hand basin.

Down Stairs W.C & Store.

A guest downstairs W.C. with a low-level flush W.C. and wash hand basin. Additional store under the stairs.

First Floor Landing.

An open gallery-style landing leads to all bedrooms & bathrooms. Ash handrails and glass balustrades. All bedrooms benefit from modern, CAT 5 & CAT 6 cabling and surround sound NOVA systems.

Bedroom Two - Principal Room & En-suite.

A carpeted principal room that can accommodate a large Queen-sized bed, bedside tables and free-standing bedroom furniture. Leading to the walk-in wardrobes with additional shelving and cupboard space. Fully tiled en-suite shower room with walk-in shower, wash hand vanity unit with low-level flush W.C.

Bedroom Three & En-suite.

A carpeted double bedroom that can accommodate a double bed, bedside tables and free-standing bedroom furniture. Leading to the walk-in wardrobe with additional fitted shelving and storage space. Access to the en-suite shower room. Walk-in shower with low-level flush W.C. and wash hand basin.

Bedroom Four & En-suite.

A carpeted double bedroom that can accommodate a double bed, bedside tables and free-standing bedroom furniture. Leading to the walk-in wardrobe with additional fitted shelving and storage space. Access to the en-suite shower room. Walk-in shower with low-level flush W.C. and wash hand basin.

Airing Cupboard & Media Cabinet.

Additional fitted storage. The media cabinet houses all access to the CAT 5 & CAT 6 wiring and media communications.

Second Floor Landing.

Leading to bedrooms five, six and the house bathroom.

Bedroom Five.

Top floor bedroom that can accommodate a double bed, bedside tables and free-standing bedroom furniture. Overhead, Velux windows offer far-reaching views.

Bedroom Six.

Top floor bedroom that can accommodate a double bed, bedside tables and free-standing bedroom furniture. Overhead, Velux windows offer far-reaching views.

House Bathroom.

A spacious house bathroom with a fitted bath and walk-in shower unit, low-level flush W.C. and wash hand basin.

Garden & Patio.

Private mature lawn with established trees and shrubs adding further privacy. Additional rockery with surrounding outdoor lighting. To the side of the property is a private seating area that can accommodate outdoor furniture and a BBQ area.

Double Garage & Kitchen.

Integral double garage ideal for further storage. Additional fully fitted kitchen with floor and wall-mounted storage units and cupboard space. Gas cooker and oven with overhead extractor unit. Solid worktops and sink.

Agent Notes & Disclaimer.

The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.





