



## 2A Brow Lane, Shelf, Halifax, HX3 7QJ

Offers Over £460,000



# 2A Brow Lane, Halifax HX3 7QJ

Discover the charm and versatility of this beautifully renovated stone-built detached home, offering exceptional living accommodation suitable for a wide range of buyers. The current owners have made extensive enhancements, ensuring this property stands out in the highly sought-after village of Shelf HX3.



Council Tax Band: F





**Entrance Hallway**  
Welcoming and spacious with laminate flooring and open stairs to the first floor, providing ample space for shoes and coats.

**Office/Bedroom Six**  
A versatile room flooded with natural light from large windows, ideal for use as an office, business space, or additional bedroom.

**Kitchenette**  
Equipped with a selection of wall and base units, worktop with sink and drainer, freestanding cooker, plumbing for washing machine, and space for a freestanding fridge freezer.

**Lounge**  
A formal reception room featuring an impressive fireplace with stove, recently re-carpeted, offering plenty of space for various seating arrangements, coffee table, and media unit.

**Shower Room**  
Modern bar mixer shower unit, W.C, and vanity style sink.

**Dining Room**  
Laminate flooring, opening to the kitchen and providing access to the sitting room, with room for a large family dining table and chairs.

**Sitting Room**  
A relaxing room with patio doors overlooking the gardens, accommodating multiple sofas, a coffee table, and a media unit.

**Kitchen**  
Spacious family-sized, well-equipped breakfast kitchen with an array of wall and base units, worktops incorporating a breakfast bar, modern adjustable tap head, sink and drainer, space for a large cooker with extractor hood, plumbing for washing machine/dishwasher, splashback tiled walls, and laminate flooring.

**Utility Room**  
Matching units from the kitchen, worktops, plumbing for washing machine and dryer, with room for another freestanding fridge freezer if required.

**Open Landing Area:** Spacious with a separate W.C.

**Master Bedroom**  
Carpeted double bedroom with a view over the front of the property, providing room for freestanding furniture.

**Family Bathroom**

Four-piece suite with a panelled bath, separate oversized shower cubicle, large vanity style sink, and W.C.

**Bedroom Two**  
Carpeted double bedroom with space for a media unit and freestanding furniture.

**Bedroom Three**  
Carpeted double bedroom with space for a media unit and freestanding furniture.

**Bedroom Four**  
Super king-sized bedroom with double adjustable Velux windows allowing an abundance of natural light, offering plenty of floor space for freestanding furniture.

**Bedroom Five**  
Carpeted bedroom currently used as an office space but can accommodate a bed and furniture if required.

**External Features:**

**Front:** Block paved driveway providing parking for several cars, complemented by a lawned garden featuring a beautiful cherry tree. Two electric points for DIY use.

**Rear:** Enclosed and spacious family garden with a raised decked seating area, paved patio, lush lawns with shrub borders, and fruit trees including apple and plum. Additional pebbled garden to the side offers further space for relaxation and play. Outside tap great for car washing and watering the garden.

This property is situated in the highly sought-after and well-regarded village of Shelf HX3, perfectly positioned for village amenities and excellent links for commuting to neighboring towns and cities. Viewing is strongly advised to fully appreciate the extensive features and stunning improvements this home has to offer.

**Agent Notes & Disclaimer.**

The information provided on this property does not constitute or form part of an offer or contract, nor maybe 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.









