



28 Sun Wood Avenue, Halifax, HX3 7JY

Offers In The Region Of £575,000

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A beautiful five-bed detached family home located in the popular village of Shelf. The property has a large driveway and a stunning new landscaped garden. Located in the heart of the Calderdale district, Shelf is surrounded by rolling hills and breathtaking landscapes. The village is blessed with an abundance of natural beauty, with lush green fields, meandering streams, and dense woodlands that beckon outdoor enthusiasts and nature lovers. Close to useful amenities such as local schools, shops, parks and bus stops.



Council Tax Band: F



Entrance: Step through the modern front door into a spacious entryway designed for practicality and style. With ample room for shoes and coats, this area seamlessly connects to the W/C, lounge, and the stunning open-plan kitchen and dining space.

W/C: Featuring sleek wood-effect flooring, this stylish W/C includes a contemporary toilet and a chic vanity sink unit.

Lounge: Relax in the carpeted, family-sized lounge, centered around a recently swept log burner that adds warmth and character. Large front-facing windows flood the room with natural light, creating a bright and inviting atmosphere. The space accommodates various furniture arrangements, including multiple sofas, a coffee table, and a media unit. Integrated sliding doors provide easy access to the cozy sitting area.

Open-Plan Kitchen/Dining Area: The heart of the home boasts white-tiled flooring and a versatile layout perfect for entertaining and everyday living. This expansive area offers plenty of room for a family-sized dining table, where you can enjoy meals while gazing out at the serene rear garden and woodland views. A roof lantern above the dining area adds even more natural light, making this space truly special.

The kitchen is equipped with top-of-the-line modern appliances, including an oven, microwave, plate warmer, fridge-freezer, brand-new dishwasher, and induction hob. Quartz countertops and stylish wall and floor-mounted storage units elevate the space, while a window above the sink provides picturesque views while cooking. The breakfast bar offers an additional casual dining option, and French doors lead directly to the rear garden.

Utility Room: This practical space features a Belfast sink and plumbing for both a washing machine and dryer, with ample countertop space for added convenience. A charming barn-style door provides access to the side of the property, while another door leads into the garage.

First Floor Landing: This spacious landing leads to four bedrooms and the main family bathroom.

Bedroom One: A serene, carpeted double bedroom with ample space for freestanding furniture. Overlooking the rear garden, this room is currently used as a quiet office space.

House Bathroom: This contemporary family-sized bathroom features a bar-mixer shower cubicle, a fitted bath, a low-level flush toilet, and a floating vanity sink unit with towel heater.

Master Bedroom: A luxurious super king-sized bedroom with plenty of room for freestanding furniture and a media unit. The large windows offer views of the front of the property, and a door leads to a walk-in wardrobe and an en-suite bathroom.

En-Suite: Indulge in the stylishly tiled en-suite, featuring a walk-in bar mixer shower, a low-level

flush toilet, a vanity sink unit and radiator.

Bedroom Three: A cozy, carpeted double bedroom with space for freestanding furniture and a media unit. A door leads to the shared Jack & Jill dressing room and en-suite.

Bedroom Four: Another inviting, carpeted double bedroom with room for freestanding furniture and a media unit. This bedroom also connects to the Jack & Jill dressing room and en-suite.

En-Suite: Shared by Bedrooms Three and Four, this en-suite features a walk-in bar mixer shower, a floating vanity sink unit, a low-level flush toilet and radiator.

Second Floor Landing: This landing leads to the impressive fifth bedroom and an additional reception room.

Bedroom Five: An expansive super king-sized bedroom with ample space for a media unit and freestanding furniture. This versatile room could easily double as a cinema room, thanks to multiple Velux windows that bathe the space in natural light. The top of the landing also offers extra space for additional use.

Garden: Step outside to a recently landscaped garden, perfect for al fresco dining and family entertaining. The patio area is ideal for gatherings, while a charming wooden veranda offers a cozy spot for relaxation. The garden backs onto a tranquil woodland area, providing a peaceful retreat.

Parking: The large garage can comfortably accommodate a large car or two smaller vehicles, and is currently utilized as a gym. The driveway also offers space for multiple cars, ensuring plenty of parking for residents and guests alike.

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.





