



## The Grove

Shelf, Halifax, HX3 7PD

A truly spectacular and spacious four bedroom detached family home tucked away in this fairytale secluded position surrounded by unspoilt woodland with two mill ponds attracting a wide variety of wildlife, flora and fauna. The old vegetable plot could well be suitable for development which would not detract from the main residence. Briefly comprises four kingsize bedrooms, two with en-suites, family bathroom, dining kitchen, lounge, large entertaining balcony and integral garage all set in some of the most beautiful grounds we have come across in all approximately 2.5 acres.

Further opportunity to lease a commercial unit closeby, ideal for those looking to work from home or run a business locally. NO VENDOR CHAIN.

O.I.R.O £900,000

# The Grove

Shelf, Halifax, HX3 7PD



- FOUR KINGSIZE BEDROOM DETACHED FAMILY HOME
- INTEGRAL DOUBLE GARAGE AND HUGE AMOUNTS OF OFF ROAD PARKING
- NO VENDOR CHAIN
- FAIRYTALE WOODLAND AND WATERSIDE PRIVATE SETTING (approx 2.5 acres)
- HIDDEN AWAY WITH RAPID ACCESS FOR COMMUTERS
- FURTHER DEVELOPMENT POTENTIAL AND HUGE LOFT SPACE
- COMMERCIAL LEASE OPTION NEARBY IDEAL FOR WORKING FROM HOME

## Entrance

## Integral Garage

18'2" x 16'0" (5.54m x 4.88m)

## Front Bedroom Suite (Bedroom 2)

19'5" x 17'7" overall (5.94m x 5.36m overall)

## Ensuite

8'6" x 5'5" (2.59m x 1.65m)

## Rear Bedroom Suite (Bedroom 3)

19'0" x 12'3" (5.79m x 3.73m)

## Bedroom 4

14'3" x 11'0" (4.34m x 3.35m)

## Family Bathroom

14'0" x 8'2" (4.27m x 2.49m)

## First Floor Landing

## Living/Dining Room

30'10" x 14'4" (9.40m x 4.37m)

## Balcony

## Dining Kitchen

15'10" x 14'10" (4.83m x 4.52m)

## Master Bedroom

14'0" x 13'8" (4.27m x 4.17m)

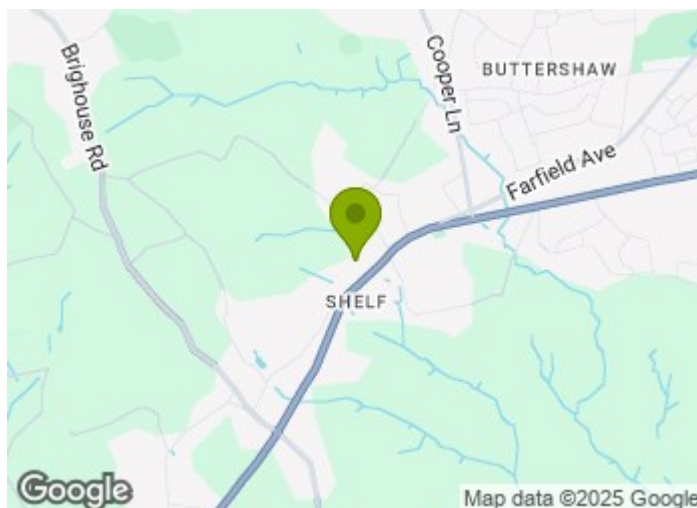
## Ensuite

13'10" x 7'10" (4.22m x 2.39m)

## Loft

37'1" x 10'4" (11.30m x 3.15m)

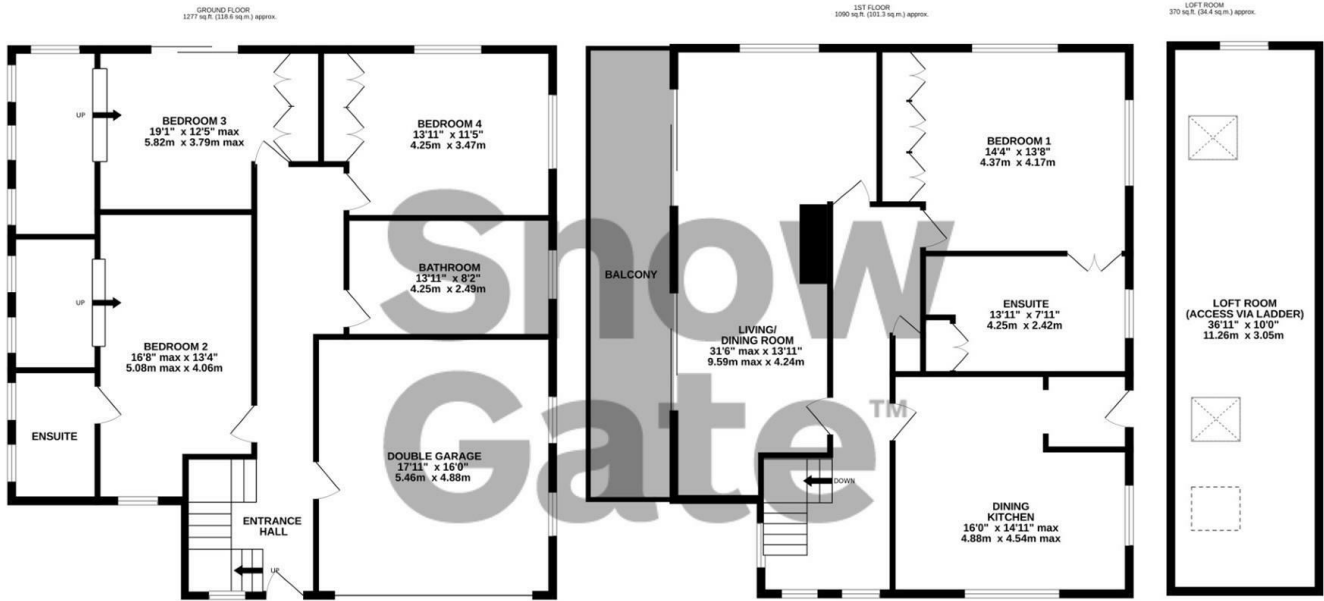
## Grounds



## Directions



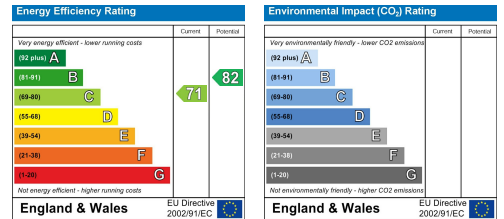
# Floor Plan



TOTAL FLOOR AREA : 2737 sq.ft. (254.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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