



## 2 Windmill Square, Shelf, Halifax, West Yorkshire, HX3 7BL Offers In The Region Of £699,950

HAMILTON BOWER are pleased to offer to the market this SIX BEDROOM EXECUTIVE DETACHED FAMILY HOME located on a private development in the village of Shelf, Halifax. With a high-specification throughout, under-floor heating across three floors, a home cinema room, and generous bedrooms and living space throughout, we expect this property to be popular with families looking for a home in the area. Internally comprising; entrance hall, kitchen/breakfast room, living/dining area, dining room, home office, wc, utility area, double garage, six double bedrooms including two with en-suite and master bedroom suite with walk-in wardrobe and en-suite, two house bathrooms, home cinema room and loft. Externally the property has a generous garden with double bi-folds from the kitchen, a patio area and finally a large driveway with electric sliding gate, intercom, camera and control with WIFI monitoring on your mobile. The house is constructed with steel-reinforced concrete beams, instead of wood which is much stronger and quieter.

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY !

## GROUND FLOOR

### Kitchen/Breakfast Room



The hub of this fantastic family home - open-plan kitchen/breakfast room through a living/dining area. The property has a contemporary kitchen centred around an island/breakfast bar which seats four. Boasting a wide range of matching units with complimentary worktops and splashbacks. The kitchen is fitted with top specification Miele appliances including a combi-steam oven, coffee machine, induction Hob, dishwasher, fridge, and built-in extra-large microwave.

### Living/Dining Area



Generous living/dining area to the rear of the property which is open-plan to the kitchen/breakfast room. With double bi-fold doors to the garden, and a top of the range fitted sound-system and inset electric fireplace.

### Reception Room



Good-sized reception room to the front of the property with a view to the driveway. Currently used as a dining room, the room offers space for a second living space or playroom if preferable.

### Home Office



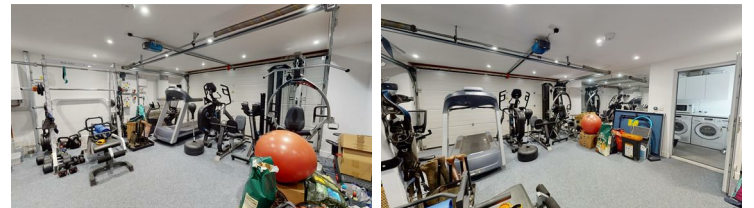
Ground floor home office with spotlights, located down a short staircase next to the kitchen. The office offers potential to be used as a playroom or extra bedroom if preferable.

### Utility Room



Utility room leading off the entrance hall with internal access through to the double garage. The utility has a range of matching units, a sink with drainer, and space/plumbing for appliances.

### Double Garage



Double garage with electric up-and-over door and internal access via the utility room. The garage currently houses a home gym and has a full-length mirrored wall.

### WC



Ground floor WC with wash basin and towel rail.

## FIRST FLOOR

## Master Bedroom



Spacious double bedroom with fantastic modern en-suite (including jacuzzi bath and shower) and large walk-in wardrobe.

## Dressing Room



Master dressing room with fitted shelving and space for a dressing table.

## En-Suite



Modern fully tiled shower room with double walk-in shower cubicle, chrome shower fittings, w/c and free-standing basin.

## Bedroom



Light and spacious double bedroom, fitted carpet and en-suite shower room

## En-Suite



En-suite shower room with three-piece suite as seen - corner shower, wc, wash basin and towel rail.

## Bedroom



A further double bedroom with space for a double bed, living area and soft furnishings.

## Bedroom



Fourth first floor bedroom, with dual-aspect skylight windows and generous space for a bed and low-level wardrobes. The bedroom sits alongside the first floor house bathroom.

## Bathroom



## SECOND FLOOR

## Bedroom



The first of the split-level bedrooms on the top floor, with access to the house bathroom and cinema room. With a skylight window, ample space for a large bed and wardrobes.

## Bedroom



Second top floor bedroom, split-level with the neighbouring bedroom via a small staircase. Currently used as a playroom, with a skylight window, generous space for beds and wardrobes and access to the house bathroom.

## Bathroom



House bathroom with four-piece suite as seen - walk-in shower cubicle, bath, w/c and basin with chrome towel radiator.

## Cinema Room



Perfect for this sizeable family home ! Fully-fitted home cinema room complete with commercial grade surround system that has been professionally tuned and includes sound isolation panels, a 3.5m screen, and a custom made cinema sofa.

## EXTERNAL



## Driveway



## Garden



## Property Particulars

The property has underfloor heating on all 3 floors with 6 individual zones that can be managed separately or even switched off completely. With the addition of 12 rooms and hallways that have Nest thermostats that make this a very energy-efficient home - even the garage has underfloor heating. The property benefits from LED energy-efficient lighting throughout. The house is future-proofed with the latest cat 6 and cat 7 network cabling to every room. Some rooms have more than one network outlet such as the office and media centre area. 7 Camera security system, motion detector and surveillance which is operated via mobile.

