



31 Moorbank Drive, Shelf, Halifax, HX3 7DT
Offers Over £500,000

Splendid executive **FOUR BEDROOM DETACHED** family home located on this exclusive development in Shelf. The property sits on a good size plot with gardens, ample off road parking, double garage and impressive garden room.

Moorbank Drive is an exclusive development of executive detached properties in a highly popular location off Green Lane in Shelf and is well positioned to take advantage of the local amenities and excellent transport links. The property offers good quality fixtures and fittings throughout with spacious room sizes and a well thought out layout. Externally there are gardens to front and rear with double garage and the most fantastic garden room which provides a superb entertaining space. There is an open aspect to the rear providing extensive and far reaching views.

EPC RATING - B

COUNCIL TAX BAND - F

GROUND FLOOR

ENTRANCE HALL

Welcoming entrance hallway with feature panelling to the walls, a central heating radiator and stairs to the first floor.

LOUNGE

Bay fronted and spacious lounge with a double glazed window and central heating radiator.

DINING KITCHEN

A magnificent space which runs almost the entire width of the property and has kitchen, dining and sitting areas. The kitchen is well equipped with a range of modern fitted wall and base units with a contrasting surface over. There is an integrated double electric oven and a five ring gas hob. The dining area can accommodate a good size dining table and the sitting area has room for the whole family to sit and enjoy the space. There is high quality flooring throughout, two double glazed windows and open archway to the utility area.

UTILITY ROOM

Fitted with units and work surface with space and plumbing for a washing machine. Door to the side elevation and further door providing internal access to the garage.

W.C

Ground floor W.c fitted with a low flush toilet and hand wash basin. Double glazed window and central heating radiator.

INTEGRAL GARAGE

Large double garage ideal for storage and parking.

FIRST FLOOR

LANDING

Light and spacious landing with a double glazed window, central heating radiator and storage cupboard.

BEDROOM

Master bedroom with a dressing area fitted with mirrored robes. Extensive views from the double glazed window. Central heating radiator.

EN-SUITE

Fitted with a W.c and hand wash basin. Double shower cubicle with glass screen. Double glazed window and central heating radiator.

BEDROOM

To the front elevation with a double glazed window and central heating radiator.

EN-SUITE

Another en-suite, fitted with a W.c and hand wash basin. Double shower cubicle with glass screen. Double glazed window and central heating radiator.

BEDROOM

Double bedroom with a central heating radiator and double glazed window providing fantastic far reaching views.

BEDROOM


Double bedroom with a central heating radiator and double glazed window again providing fantastic views.

BATHROOM

Large house bathroom comprising of a bath, hand wash basin and W.c in white with separate shower housed in a glass screened cubicle. Central heating radiator and double glazed window.

EXTERNAL

Set on a good size plot there are lawns, and a block paved double driveway to the front. To the rear there is a good size garden with areas of patio, decking and artificial turf. The real feature of the outside space is the large garden room which has a bar, built in seating area and W.c. The room is secured by double glazed patio doors and windows and has power and light.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
Vary environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 