

## 11 Dovedale Close, Shelf, Halifax, West Yorkshire, HX3 7NQ Offers Over £350,000

\*\* GUIDE PRICE £350,000-£375,000 \*\*

HAMILTON BOWER are pleased to offer FOR SALE this well-presented SOUTH-FACING THREE BEDROOM DETACHED BUNGALOW located on a quiet cul-de-sac in Shelf, Halifax - HX3. With off-street parking for at least four cars, a master bedroom with en-suite, generous gardens and open-plan living space, we expect this property to be popular with families looking for a home in the local area. Internally comprising; entrance hall, living/dining room, kitchen/breakfast room, orangery with bi-folding doors, storage closet, three bedrooms including master with en-suite, house bathroom, loft, large garage, converted cellar space with pool room and bar. Externally the property has a block-paved driveway with an electric gate and space for multiple cars, a generous garden to the rear/side of the property with a lawn and boundary fencing, a raised decking area leading from the orangery, a paved patio area with pergola, and finally a private area complete with hot tub (included in sale). The property has undergone improvement works since previous purchase including - brand new boiler fitted 2020 with a 13 year warranty (including Hive with Hive radiator valves), brand new windows and doors fitted all round in 2021, brand new composite decking installed in 2021, PodPoint Electric Vehicle charger fitted 2023.. We expect this property to be popular so please book an internal inspection promptly.

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY!



## INTERNAL

### Entrance Hall



Entrance hall with access to all rooms and the loft via the loft ladder (the loft is fully insulated and offers good storage). Also offering access to a storage closet ideal for coats and shoes store.

### Lounge/Dining Room

16'0" x 23'4" (4.89m x 7.12m)



Spacious living/dining room with a view to the front of the property allowing for an abundance of natural light. Offering access to the orangery via french doors and with access to a storage closet. With a fitted media wall with electric LED fireplace. space for a large suite and dining area with table and chairs as seen.

### Kitchen/Breakfast Room

12'7" x 11'11" (3.86m x 3.64m)



Contemporary kitchen/breakfast room with side access point and a view to the front elevation. The kitchen centres around a fitted island with overhead low-hanging lighting. Fitted with modern handleless white gloss units with deep-pan draws and complementary worktops. Appliances include - induction hob, fridge/freezer, NEFF double oven, integrated microwave and larder units.

### Orangery

11'3" x 8'11" (3.44m x 2.74m)



Orangery leading through from the living/dining room via french doors, and offering access onto the raised decking area via bi-folding doors. The orangery has a great view to the garden and offers space for an extra living/dining area or for a home office.

### Master Bedroom

16'9" x 12'0" (5.11m x 3.68m)



Generous master bedroom with a view to the front and an accompanying en-suite shower room. The master offers space for a large bed and wardrobes as seen and benefits from great natural light.

### En-Suite

11'8" x 6'11" (3.56m x 2.11m )



Master en-suite shower room with under-flooring heating and tiled walls and flooring. The en-suite has a contemporary three-piece suite with fitted units as seen - walk-in shower, wc, wash basin and towel rail.



## Bedroom

8'3" x 17'11" (2.54m x 5.48m )



Second double bedroom, with a view to the rear garden. Offering space for a double bed, wardrobes and dressing furniture.

## Bedroom

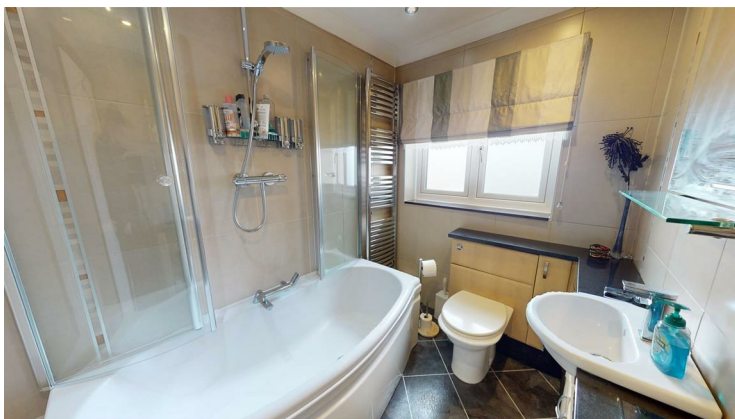
8'11" x 8'11" (2.73m x 2.74m )



Third bedroom also fits a double bed as seen, with a view to the rear of the property. Ideal for a child's bedroom or home office.

## Bathroom

5'7" 7'9" (1.71m 2.37m)



House bathroom with tiled walls and flooring and matching white three-piece suite.

Suite - bath with overhead shower and pull-in shower screen, wc, wash basin and towel rail.

## UNDER FLOOR

## Garage

Large garage to the end of the driveway with short set of steps leading from the house.

With a rear access point to the patio/pergola, electric and plumbing supplies.

## Cellar/Pool+Bar Rooms



Converted cellar space offering five rooms - pool room, bar, play room and two rooms currently utilised for storage.

## EXTERNAL



## Decking/Patio/Hot-Tub

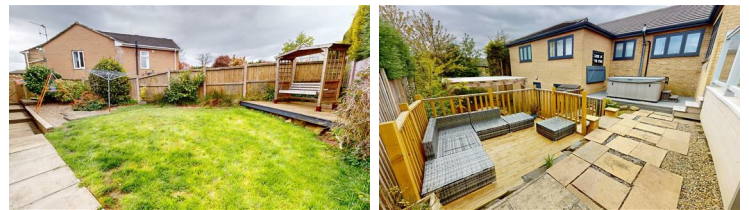


Raised composite decking area leading from the orangery via the bi-folding doors, ideal for outdoor sitting and entertaining.

Patio area to the lower end of the garden via a short set of steps, with rear access from garage, picnic table with overhead pergola.

Five-man hot-tub area sitting in the indentation to the property offering great privacy. The hot-tub is included in the sale.

## Garden



Generous south-facing garden to the rear/side of the property with boundary fencing/shrubs offering great privacy.

The garden has a lawned section, and offers ideal space for this family home.

## Driveway

Large block-paved driveway to the front of the property offering parking for at least four cars.

The driveway has an electric gate, and leads to both the front door and garage entrance.

