



The Paddock Shelf Moor Road, Shelf, Halifax, West Yorkshire, HX3 7PL  
£525,000

Set in the most stunning location is this executive FIVE BEDROOM DETACHED family home in Shelf. Boasting wonderful gardens, and spacious living, the property has been finished to the highest standard and would meet the needs and requirements of any discerning buyer.

HAMILTON BOWER are delighted to offer FOR SALE this simply stunning and unique five bedroom detached family home in a back water location. This property has to be viewed to fully appreciate the residence, the location and all it has to offer. Comprising of entrance, open plan kitchen/dining living area, lounge, social room, five first floor bedrooms two with en-suites, and a house bathroom. Set in an exclusive back water position, nestled into woodland this fantastic home sits in a simply stunning location. Natures piece of paradise with an extensive mix of wild life can be seen with deer, ducklings and more. The gardens have been landscaped and have to be seen to be fully appreciated. A well kept lawn sits at the head of the gardens, a large decked area, a paved enclosed patio area with with glass balustrade, Gazebo with electric heating and lighting, water feature, stream and pond. To the bottom of the gardens sits a detached summer house with WIFI, power and light. Decked area to summer house. Detached double garage and ample parking.

EPC RATING - D

COUNCIL TAX BAND - E

## GROUND FLOOR

### ENTRANCE

Entrance into open plan living/kitchen area

### LOUNGE

A spacious and light living area with a large bay fronted window overlooking the stunning gardens. Feature window seating. Log burner. Exposed beams.

### OPEN PLAN KITCHEN/DINING

A fantastic open space with a modern fitted kitchen and central island. A range of fitted wall and base units with a contrasting work surface incorporating a sink unit. Gas point with extractor hood over. The kitchen area flows into dining and seating area. Staircase down to the bar/sitting room. Patio doors out onto roof terrace with glass balustrade and views over gardens and fields.

### W.C

Ground floor w.c and wash basin. Heated chrome towel raining.

### UTILITY ROOM

With a range of fitted wall and base units with a contrasting work surface incorporating a stainless steel sink unit. Plumbing for an automatic washing machine. Window to side aspect.

## LOWER GROUND FLOOR

### SITTING ROOM/BAR

With stairs down from the main part of the house this amazing space offers an abundance of natural light from the front bi-folding doors and side windows. Currently used as a bar. Bi-folding doors open out onto a large wooden decked area, ideal for entertaining or sun bathing.

## FIRST FLOOR

Landing.

### BEDROOM ONE

A spacious master suite with built in deep walk in wardrobes. Large window to the front elevation with views over gardens and farm land.

### EN-SUITE

A fantastic four piece suite with a bath, shower, W.C and wash basin. Window to the rear elevation.

### BEDROOM TWO

Double bedroom with a window to the front elevation with views.

### EN-SUITE

Three piece suite with a double shower, W.C and wash basin.

### BEDROOM THREE

Good size double bedroom with a window to the front elevation with views over the gardens.

### BEDROOM FOUR

Good size fourth bedroom with a window to the side elevation.

### BEDROOM FIVE

Currently used as an office and a nursery. A good size bedroom with a window to the rear elevation.

### BATHROOM

A stunning three piece suite with a bath, shower over, W.C and wash basin. Large chrome wall heater. Finished to a high specification and tiled.

### SUMMER HOUSE

A large detached structure set at the bottom of the gardens. This idyllic setting offers peace quiet and tranquility at the bottom of the garden. The house benefits from electricity, lighting, power and WiFi. A decked area offers a sun trap.

### EXTERNAL

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