



45 Wharfedale Mount, Shelf, Halifax, HX3 7NF
Offers Over £400,000

Significantly extended **FOUR BEDROOM DETACHED** in a popular residential area with open outlook to the rear. The property offers spacious living accommodation with high quality fixtures and fittings throughout and splendid gardens with ample off road parking and a garage.

Ideally positioned at the end of a pleasant cul-de-sac and occupying a generously sized plot is this fantastic family home. The property has been significantly extended to provide over 875 square feet of ground floor space and benefits from modern fixtures and fittings throughout and air conditioning in the bedrooms. Located in the highly sought after Shelf, the property is well placed to access the local amenities and excellent transport links.

EPC RATING - C

COUNCIL TAX BAND - D

GROUND FLOOR

ENTRANCE

Entrance area with a central heating radiator and luxury vinyl flooring.

WC

Ground floor W.c with a low flush toilet and hand wash basin in white. Tiled flooring, central heating radiator and a double glazed window.

STORAGE

Currently used as storage, this room has preparation to convert to a shower to add to the adjoining WC.

DINING KITCHEN

A good size dining kitchen with a pleasant outlook over the garden and open aspect to the rear. There are fitted wall and base units along with a peninsula breakfast bar seating area with wood work surfaces over. Integrated appliances include a dishwasher, fridge freezer, washing machine, double electric oven and a ceramic hob with extractor fan over. There is a central heating radiator, air conditioning unit, double glazed window and luxury vinyl flooring.

DINING/FAMILY ROOM

A splendid room with double glazed windows to front side and rear allowing the space to flood with natural light. Perfect for large family gatherings, the room is finished with luxury vinyl flooring and two central heating radiators.

HALLWAY

Inner hallway with a central heating radiator and stairs to the first floor.

LOUNGE

Main reception space with two central heating radiators, a double glazed window and a feature living flame gas fire.

OFFICE/BEDROOM

Currently utilised as a home office, the room could be used as a large entrance space as there is a door to the frontage or fifth bedroom. Central heating radiator and double glazed window.

FIRST FLOOR

LANDING

Loft access.

BEDROOM

Fabulous master suite with fitted wardrobes, air conditioning unit, central heating radiator and double glazed window.

DRESSING AREA

With ample space for further wardrobes and having a central heating radiator and double glazed window.

EN-SUITE

Modern fitted en-suite bathroom comprising of a low flush W.c, hand wash basin on a stylish vanity unit and a glass screened walk in shower area. Vinyl flooring, double glazed window and double glazed window.

BEDROOM

Double bedroom to the rear elevation with views, a double glazed window and central heating radiator. Air conditioning from a central system.

BEDROOM

Double bedroom to the front elevation with a double glazed window and central heating radiator. Air conditioning from a central system.

BEDROOM

Double bedroom to the rear elevation with views, a double glazed window and central heating radiator. Air conditioning from a central system.

BATHROOM

Splendid four piece bathroom suite in white comprising of a bath, low flush W.c, hand wash basin and shower housed within a glass screened cubicle. Heated towel rail, vinyl flooring, fitted storage and a double glazed window.

EXTERNAL

To the rear there is a lovely garden with patio, lawn and decked areas to enjoy the open aspect. A drive way to the side provides parking and leads to a detached garage which has power and light. To the front further parking which could comfortably accommodate a motor home or caravan, lawns and mature trees. Electric car charge point.

