



47 Carr House Lane, Shelf, Halifax, HX3 7RH
£325,000

A significantly extended and lovingly improved and maintained THREE BEDROOM DETACHED family home set on a large plot with splendid gardens and ample off road parking.

The property is ideally positioned close to the local amenities in Shelf and wider transport links connecting the surrounding towns and major cities. The property would suit a variety of potential buyers given its size, the high end finish throughout, the location and potential to extend in to the large plot (subject to necessary consents). Internally the owners have, over several years, improved and maintained the property which now boasts good quality fixtures and fittings throughout and spacious room sizes. Viewing is essential to appreciate all that is on offer.

EPC RATING - TBC

COUNCIL TAX BAND - D

GROUND FLOOR

ENTRANCE HALL

A light and airy entrance hallway with a large double glazed window, central heating radiator and high end Amtico flooring.

LOUNGE

The Amtico flooring continues in to the main reception room which has a large feature, double glazed bay window. Central heating radiator and a fire place and surround with a gas point for the installation of a gas fire if required.

DINING KITCHEN

A fantastic, modern kitchen diner fitted with a range of stylish wall and base units with contrasting solid worktops over incorporating a ceramic sink and mixer tap. Integrated appliances include a fridge, dishwasher and double electric oven with a hob and extractor fan over. There is a useful storage cupboard, luxury vinyl flooring, a central heating radiator and two double glazed windows.

SITTING ROOM

To the rear of the property a pleasant second reception room with double glazed sliding doors opening to the garden. Luxury vinyl flooring and a central heating radiator.

UTILITY ROOM

Utility space with a door to the side elevation. There is fitted storage, plumbing for a washing machine, luxury vinyl flooring and a central heating radiator.

WC

Ground floor cloakroom comprising of a low flush W.c and hand wash basin in white. Luxury vinyl flooring, double glazed window and a central heating radiator.

FIRST FLOOR

LANDING

Access to the part boarded loft. Double glazed window.

BEDROOM

Double bedroom to the front elevation with fantastic views. Fitted wardrobes, double glazed window and a central heating radiator.

BEDROOM

A second double bedroom, this one to the rear, again with fitted wardrobes, a double glazed window and a central heating radiator.

BEDROOM

Double glazed window offering far reaching views, built in storage and a central heating radiator.

BATHROOM

Fabulous fitted bathroom suite in white comprising of a low flush W.c, hand wash basin and corner bath with shower and screen over. Tiling to the walls, a double glazed window, Amtico flooring and a traditional towel rail radiator.

EXTERNAL

The property sits proudly on a large plot with ample space on the block paved area to the front which could accommodate numerous vehicles. To the side the block paved drive continues to a garage/workshop with electric up and over door which extends to approximately 36ft in length providing further storage options and a work space. The rear garden is again of a generous size and has various vantage points to enjoy the external space with patio, lawns and established trees, plants and shrubs. There is a garden shed located to the back of the garage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC 