



**26 Bridle Stile, Shelf, Halifax, West Yorkshire, HX3 7NW**  
**Offers Over £600,000**

A truly stunning detached bungalow ideally positioned within a picturesque setting towards the end of Bridle Stile in Shelf. The property covers over 1700 sqft and benefits from fixtures and fittings of the highest quality.



Viewing is essential to appreciate the stunning location, size and quality of this unique property in Shelf. Having been extensively improved by the current owners, this true bungalow now provides a fantastic detached residence with the most spectacular open plan family room which incorporates, kitchen, sitting and dining zones with views out to the woodland view from the considerable bi-fold doors. The property sits on a large plot with a long drive which leads to an integral double garage and there are gardens with large patio to enjoy the tranquil setting.

#### **EPC RATING - C**

#### **COUNCIL TAX BAND - D**

#### **ENTRANCE**

Pleasant and light entrance area with a Velux window, wood flooring and a central heating radiator.

#### **INNER HALLWAY**

Spacious inner hallway with stylish wood flooring which leads to the living space, three bedrooms and house bathroom. There is a ceiling sun tunnel, Nest heating control, loft access and two central heating radiators.

#### **OPEN PLAN LIVING/DINING KITCHEN**

This spectacular space gives this wonderful property the wow factor and provides the perfect area for the whole family to gather and entertaining guests. There is a high end fitted kitchen which comprises of a range of shaker style units with generously sized accompanying island. An oak work surface sits on the island unit whilst the base units have complimentary quartz tops. Integrated appliances in the kitchen include a double electric oven including microwave, five ring gas hob, fridge freezer, dishwasher, pop up extractor and an instant hot water tap. The sitting area is located around a feature wood burning stove with fitted seating/wood store and next to the stunning 5 panel bi-fold doors. In the remaining space there is ample room for a large dining table and family/play area. The room has a double height ceiling towards the rear with four Velux windows (two with electric opening) and two double glazed windows in addition to the bi-folds allowing the room to flood with natural light. The room is finished with tiled flooring with the added benefit of underfloor heating and two further central heating radiators.

#### **SNUG**

Located off the main living space a cosy snug/TV room with a double glazed window and central heating radiator.

#### **BEDROOM**

Large double bedroom with a splendid range of fitted wardrobes. Feature paneling to one wall, a double glazed window with views over the garden and a central heating radiator.

#### **EN-SUITE**

En-suite bathroom comprising of a low flush W.c, hand wash basin and large shower area with glass screen. Tiled flooring, a double glazed window and heated towel rail.

#### **BEDROOM**

Double bedroom to the side elevation with a double glazed window and a central heating radiator.

#### **BEDROOM**

A good size third bedroom with a double glazed window and central heating radiator.

#### **BATHROOM**

Fabulous house bathroom fitted with a four piece suite in white comprising of a roll top bath, large shower area with glass screen, hand wash basin on a vanity unit and low flush W.c. There is paneling to the walls, contemporary tiled flooring and a heated towel rail.

#### **UTILITY ROOM**

Large utility space with fitted wall and base units to two sides with oak work surface over incorporating a Belfast sink and extending hose tap. Plumbing for a washing machine, double glazed window, storage cupboard, wood flooring and door to the garage.

#### **INTEGRAL GARAGE**

Double garage with electric door.

#### **EXTERNAL**

Set on a large plot the property has a stunning garden with extensive patio, lawns, raised planters and established plants and trees. There is a long drive which leads to the garage providing ample parking options.

