

8 Bridle Stile, Shelf, Halifax, West Yorkshire, HX3 7NW
Asking Price £489,950

A sensational FOUR BEDROOM SEMI DETACHED family home, finished to the highest standard in a popular location in Shelf HX3. The property has been lovingly maintained and improved by the current owners to provide turn key accommodation and would suit a variety of potential purchasers.

Internal viewing is essential to appreciate this wonderful family home ideally located on the highly desirable Bridle Stile, a private road with views on to the open aspect of Shelf Park. The property seamlessly blends modern home comforts with character features to create the ideal residence. Benefits include a number of recently installed double glazed windows and two doors, garage and off road parking, modern gas central heating and a fabulous garden room.

EPC RATING - TBC

COUNCIL TAX BAND - E

GROUND FLOOR

ENTRANCE HALL

Entrance hallway with Oak effect vinyl flooring, feature paneling to the walls and doors to both front and rear elevations.

UTILITY ROOM

The flooring continues to a large utility room which is also utilised as a boot room. Fitted wall and base high gloss units with complimentary work top incorporating a sink with mixer tap. Plumbing and power for washer, dryer and freezer units within the cabinets. Loft access and door to the integral garage.

W.C

Ground floor bathroom with a low flush W.c and hand wash basin. Double glazed window and pocket door.

INNER HALLWAY

Light and open hallway with Polyflor Expona Stained Heart LVT flooring, a four column radiator in white, under stairs storage, stairs to the first floor and a lovely seating area with double glazed picture window looking on to the rear garden.

LOUNGE

Splendid reception room with a bay, floor to ceiling window with four accompanying side opening panels allowing the room to flood natural light and giving a fantastic view of the garden. Annually serviced wood burning stove set within a chimney breast and with cream stone fireplace and black quartz surround and hearth. Polyflor Expona Stained Heart LVT flooring and a central heating radiator.

DINING KITCHEN/LIVING

A fabulous open plan kitchen/dining/living space, the real hub of this family home. The kitchen area is fitted with a range of painted solid oak units with granite work surfaces over incorporating a double sink and mixer tap. There are a number of Neff integrated appliances which include a dishwasher, double electric oven, microwave and induction hob. Annually serviced Vaillant EcoTech Plus combi boiler. Open pantry/storage area with double glazed window. There is ample room for a dining table and sofas and the room is completed with exposed steels to the ceiling, restored original brick feature wall, four double glazed windows and two raw metal column radiators. The fireplace is opened and ready for stove installation and to the side of the chimney breast an original built-in full height alcove storage cupboard and bookcase..

FIRST FLOOR

LANDING

Light landing area with a large double glazed window. There is further space with another double glazed window which can be used as an office space or reading corner and has stairs leading to the second floor.

BEDROOM

Stunning primary bedroom with French doors and Juliet style balcony with open view over the south facing rear garden. Two vertical white column radiators and a further standard radiator under the double glazed window with view over Shelf Park. Space for a range of wardrobes and loft access.

EN-SUITE

Four piece fitted bathroom comprising of a free standing bath, shower cubicle with curved glass sliding doors, hand wash basin and low flush W.c. Central heating radiator, double glazed window, Dimplex electric wall heater and extractor fan.

BEDROOM

First floor double bedroom with fitted wardrobes, a central heating radiator and double glazed window with views over Shelf Park.

BEDROOM

A third, first floor double bedroom with a central heating radiator and double glazed window overlooking the rear garden.

BATHROOM

Generously sized house bathroom with shower cubicle, free standing bath, sink on a stunning timber vanity unit and a low flush W.c. Heated towel rail, modern Velux window, Dimplex electric wall heater and extractor fan.

SECOND FLOOR

BEDROOM

A top floor bedroom with space either side of the staircase to form a fabulous room, ideal for a teenager. There are three modern Velux windows, a central heating radiator and well insulated eaves.

EXTERNAL

GARDEN ROOM

Fully insulated bespoke 20sqm therma wood cladded garden room with triple aluminium bi-fold doors, hardwired internet, network electricity board, external electrical socket, internal and external spotlights and cork flooring. There is first fix electrics in place ready for garden lighting installation.

GARDENS

A fantastic and vast, south facing rear garden which extends to the garden room to the end of the plot. The well established garden has an array of plants, shrubs and trees creating a secluded and very private feel. There is a decking area providing the perfect spot for enjoying and entertaining in the outdoor space along with a greenhouse with automatic vent.


DRIVE & GARAGE

Drive way providing parking for several vehicles and having a PodPoint electric car charging unit. Garage with power and light. Pathway leading to the rear garden.

NOTES

Unlike other properties further on Bridle Stile, this property is served by mains water and sewerage connection and benefits from gas central heating and full double glazing.

| 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  |