



**Shelf House Green Lane, Shelf, Halifax, West Yorkshire, HX3 7TR**  
**£825,000**

Rare to the market is this magnificent and imposing period property occupying a substantial plot of around one acre off Green Lane in Shelf. Viewing is essential to appreciate the scope of this unique opportunity with the potential to modernise the current property, extend and utilise the extensive grounds for further development (subject to necessary consents).

Shelf House is an exceptional detached property set on a large plot, ideally positioned in a highly sought-after location in Shelf. This property is in need of some modernisation, offering an excellent opportunity for investors or families looking to create their perfect home. The property boasts five bedrooms, four of which are generously sized doubles and one single.

The property further benefits from three charming reception rooms, each one exhibiting character features such as fireplaces and large windows, providing ample natural light and delightful garden views. The ground floor houses one of the two bathrooms, fitted with a modern shower.

The property hosts one kitchen, which adjoins to a utility and storage area and could be developed to form a fabulous kitchen diner.

The unique features of this property are what truly sets it apart. It is replete with character features and high ceilings, contributing to a sense of grandeur and space. Double garage and a large cellar provide additional space for storage or conversion, and the private garden offers a peaceful sanctuary and further potential for landscaping or extension projects.

The location of the property is another highlight. Situated close to local amenities, green spaces, and walking routes, it is ideal for families or those who appreciate outdoor pursuits.

In conclusion, this property offers an abundance of potential for future development and personalisation, and as such, it presents an exciting investment opportunity or a chance for a family to make their mark on a piece of prime real estate.

EPC RATING -

COUNCIL TAX BAND - F

## CELLAR

Large basement area with three separate areas, all with vaulted ceilings, providing ample storage options and the potential to convert.

## GROUND FLOOR

### HALLWAY

An entrance hallway providing access to all reception rooms and cellar and having a feature staircase leading to the first floor.

### LOUNGE

16'2" x 15'3" (4.95 x 4.65)

The main reception room has a large bay window offering pleasant views over the extending garden. Original cornice to the high ceiling and feature fireplace.

### SITTING ROOM

16'9" x 14'7" (5.11 x 4.47)

The second reception room again benefits from high ceiling and two large windows providing a lovely view of the surrounding gardens. Again the room has a fireplace.

### DINING ROOM

14'6" x 11'1" (4.43 x 3.38)

The dining room is well positioned and has original cornice, a fireplace and large window with a view to the gardens.

## KITCHEN

15'4" x 14'6" (4.69 x 4.44)

A good size breakfast kitchen which accommodates fitted units and work surfaces to four sides whilst having ample space for a central dining table.

## UTILITY

A useful utility room with plumbing for a washing machine and an external door.

## STORAGE

Located off the utility, further storage space which houses the house boiler.

## SHOWER ROOM

A ground floor, modern shower room comprising of an easy access shower cubicle with sliding door, a low flush w.c and a hand wash basin on a vanity unit.

## FIRST FLOOR

### LANDING

Spacious landing with feature staircase and a window allowing an abundance of natural light.

### BEDROOM

16'10" x 15'2" (5.14 x 4.63)

Large double bedroom with fitted storage, original cornice and large window with splendid views.

### BEDROOM

16'6" x 14'8" (5.03 x 4.49)

A second large double bedroom again with cornice and fitted cupboard.

### BEDROOM

13'3" x 10'1" (4.06 x 3.08)

Large double bedroom with window to the side elevation.

### BEDROOM

15'3" x 14'8" (4.66 x 4.49)

Another generously sized double bedroom with original cornice and window overlooking the far reaching views.

### BEDROOM

12'5" x 7'4" (3.8 x 2.26)

A fifth bedroom, this one a good size single, with a window to the side elevation.

## BATHROOM

Fitted with a three piece bathroom suite.

## EXTERNAL

The property sits on a large plot with extending lawn and surrounding woodland creating a wonderful, secluded and private feel to all sides. A long drive leads to a hardstanding area which provides ample parking for several vehicles and leads to a detached double garage providing further parking and storage options. The drive leads around to the front of the property with a turning circle and attractive lawns and surrounding trees.

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC 		