



12 Bluebell Court Brow Lane, Shelf, Halifax, HX3 7QJ
£600,000

Rare to the market is this magnificent FOUR BEDROOM DETACHED family home in a private gated location in Shelf, Halifax. The property boasts high end fixtures and fittings throughout and sits in a wonderful secluded spot with a fabulous outlook.

EPC RATING - TBC

COUNCIL TAX BAND - F

Set within a private and gated courtyard of three executive detached houses is the absolutely superb four bedroom detached family home. Set over three floors, the property offers luxurious, spacious and flexible living which would suit a variety of potential purchasers.

On approaching the courtyard from Brow Lane in Shelf, electric gates open to reveal the extensive space and scenic outlook to the front of the property giving a feel of real exclusivity and providing ample space for numerous vehicles. The property itself looks on to a hill side with established plants and trees and there is a pleasant terrace area to the front of the residence to enjoy the outlook. To the rear there is a low maintenance garden with an array of plants trees and shrubs.

Once you enter the property itself you are immediately struck by the high quality finish and attention to detail which combine with the spacious room sizes to create a fabulous family home. To the lower ground floor a stunning entertainment room with large sitting area and a fitted bar and WC to allow for gatherings with friends and families. Furthermore a large garage, ideal for use as a workshop or standard garage with attached utility area.

The ground floor is well laid out with a stunning kitchen diner running from front to back with double doors opening to the front terrace and a high end fitted kitchen with breakfast bar seating. The hallway, accessed from the front through an entrance vestibule, has a feature oak and glass balustrade giving an immediate feeling of grandeur when entering the house. A large lounge provides a peaceful sanctuary and there is an office/study area with stairs leading to the lower ground floor.

To the first floor a light and generously sized landing lead to the four double bedrooms, one en-suite and a luxurious family bathroom.

In person viewing is essential to appreciate all that is on offer from its wonderful setting to the magnificent residence, fully equipped with high end fixtures and fittings throughout which would suit a variety of potential purchasers.

LOWER GROUND FLOOR

ENTERTAINMENT/SITTING ROOM

A splendid lower ground floor room with double glazed French Doors opening to the front garden. The space works fantastically as a family room and entertaining space and has a large seating area and fitted breakfast bar seating.

WC

Comprising of a stylish hand wash basin and WC.

GARAGE

A large heated garage which is accessed to the front via an electric door and offers ample storage and parking options.

UTILITY

Useful utility room, open to the garage which has plumbing for a washing machine.

GROUND FLOOR

ENTRANCE VESTIBULE

A useful entrance area with a double glazed window and Karndean flooring.

HALLWAY

The Karndean flooring continues through from the entrance area in to a spacious hallway with a feature oak and glass staircase.

LOUNGE

Generously sized main reception room with a double glazed window looking on to the front aspect and a gas fire with stylish surround.

KITCHEN

Stunning kitchen fitted with a range of high end wall and base units with a granite work surface over which extends to provide breakfast bar seating. There are a number of integrated NEF appliances which include an oven, microwave, dishwasher, washing machine and a fridge freezer. Door to the rear garden and a double glazed window. Karndean flooring runs throughout and leads to...

DINING ROOM

Open to the kitchen area, a lovely dining area which has large glazed doors looking on to the front terrace.

STUDY/OFFICE

Currently utilised as a home office this room has a double glazed window and stairs down to the lower ground floor.

FIRST FLOOR

LANDING

Bright and airy landing with a feature arched double glazed window.

BEDROOM

The primary bedroom is a large double with a double glazed window overlooking the front aspect.

EN-SUITE

High quality fitted en-suite shower room which comprises of a low flush WC and hand was basin set within a vanity storage unit. There is a shower housed within a double glass screened cubicle. Tiled flooring, heated towel rail and a double glazed window.

BEDROOM

A second double bedroom to the front elevation with a double glazed window.

BEDROOM

Double bedroom to the rear elevation with a double glazed window.

BEDROOM


A fourth double bedroom with a double glazed window, fitted storage and a further cupboard.

BATHROOM

High quality fitted bathroom suite which comprises of a low flush WC, hand wash basin, bath with hand held shower attachment and a glass screened cubicle housing a shower unit. Tiled flooring and a double glazed window.

EXTERNAL

The property sits on a generously sized plot with a lovely low maintenance garden to the rear which has a patio, deck area with pergola and a collection of raised planters with mature plants and shrubs. To the front of the property there is a terrace accessed from the front door and dining room offering a lovely vantage point of the open aspect. There is a large area of hardstanding to accommodate several vehicles and lawn and deck to the front of the lower ground floor.

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 