



Villa Gardens, Shelf, HALIFAX, HX3 7JW

welcome to

Villa Gardens, Shelf, HALIFAX

A five bedroom detached family home in the highly popular location of Shelf, which offers great family accommodation. Benefitting from a Driveway, Garage, four double bedrooms, two bathrooms plus En-suite and the property is Modern and well-presented throughout. Call us now to book your viewing!



Lounge

24' 5" max x 12' (7.44m max x 3.66m)

The Lounge comprises of wooden flooring, media mood lighting, bay window to the front elevation and patio doors to the rear.

Kitchen/ Diner

18' 5" x 17' 6" (5.61m x 5.33m)

The kitchen/ diner comprises of modern wall and base units, with granite work surfaces over, sink and drainer, integrated dishwasher, fridge freezer and double oven. Ceiling spot lights and three drop down lights, patio doors to rear garden, double glazed windows to the rear elevation and velux windows.

Hallway

The hallway comprises of wooden flooring, glass balustrade and hidden under stair storage.

Utility

The utility has a plumbing for a washing machine, space for a dryer and sink with mixer tap.

W/C

Downstairs W/c comprises of wooden flooring, gas central heated towel rail, low level W/c, wash basin with fitted vanity unit,

Bedroom One

16' 9" max x 12' (5.11m max x 3.66m)

The master bedroom comprises carpet flooring, ceiling spot lights, gas central heating radiator, double glazed window to the front elevation, fitted wardrobes and en-suite.

Ensuite

The en-suite comprises of tiled wall and flooring, ceiling spot lights, wash basin with fitted vanity unit, low level W/c, stand alone shower. double glazed window to the rear elevation.

Bedroom Two

18' 5" x 9' 8" max (5.61m x 2.95m max)

Bedroom two comprises of carpet flooring, ceiling spot lights, gas central heating radiator, double glazed window to the side elevation, fitted wardrobes.

Bedroom Three

10' 2" x 9' (3.10m x 2.74m)

Bedroom three/office comprises of carpet flooring ceiling spot lights, gas central heating radiator, double glazed window to the front elevation.

Family Bathroom

The family bathroom comprises of tiled wall and flooring, ceiling spot lights, low level W/c, wash basin with fitted vanity unit. free standing shower cubicle, double glazed window to the side elevation.

Bedroom Four

15' 3" x 12' 1" (4.65m x 3.68m)

Bedroom four comprises of carpet flooring, ceiling spot lights, gas central heating radiator, double glazed window to the side elevation, velux window.

Bedroom Five

11' x 11' (3.35m x 3.35m)

Bedroom five comprises of carpet flooring, ceiling spot lights, double glazed window to the rear elevation, velux windows.

Bathroom

Bathroom comprises of tiled wall and flooring, ceiling spot lights, low level W/c, hand wash basin with fitted vanity unit, panelled bath, double glazed window to the side elevation.

Landing

The landing comprises of carpet flooring, glass balustrade, gas central heating radiator, velux window.

Externally

Externally the property benefits from a paved driveway well maintained garden to side of the property and to the rear of the property there is a garden and a decked area ideal for sitting out during the summer months.



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Villa Gardens, Shelf HALIFAX

- FIVE BEDROOM DETACHED FAMILY HOME
- DRIVEWAY & GARAGE
- FRONT & REAR GARDENS
- HIGH QUALITY FIXTURES & FITTINGS THROUGHOUT
- HIGHLY DESIRABLE SOUGHT AFTER LOCATION OF SHELF

Tenure: Freehold EPC Rating: C

offers over

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX113722 - 0003

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