



Burned Road, Shelf, Halifax, HX3 7QZ

welcome to

Burned Road, Shelf, Halifax

Stunning four bedroom detached property situated in the Shelf location, which offers excellent family accommodation. Situated close to good schools, amenities and transport links with access to the M62. Generous wrap around South-East facing garden. Contact us to view!



Entrance Hall

Enter the property to the front elevation through a hardwood door with frosted surround leading into the entrance hall where there is hardwood flooring and a panelled feature wall and boasting an open staircase with spindle balustrade which rises to the first floor.

Lounge

13' 9" x 18' 9" (4.19m x 5.71m)

Spacious excellently presented lounge with dual aspect windows and large bay window to the front elevation which overlooks the front garden. Boasting a DRU gas fire with Adam-style stone mantle, hearth & surround.

Kitchen

18' 2" x 14' 10" (5.54m x 4.52m)

Stunning spacious kitchen offering a range of bespoke wall, draw and base units with granite worksurfaces incorporating a composite sink & drainer with tiled splashbacks. Boasting a central island and a range of integrated appliances which include an oven, four ring gas hob with an extractor hood above, fridge and dishwasher.

Dining Room

13' 9" x 11' 11" (4.19m x 3.63m)

Dining room which provides ample space for dining furniture boasting French doors which provides external access to the side elevation. The dining room itself has hardwood flooring.

Utility Room

13' x 7' 2" (3.96m x 2.18m)

Handy & practical utility room with a range of base & draw units with worksurfaces over incorporating a stainless steel sink & drainer. The utility room benefits from an integrated fridge, plumbing and space for a washing machine. The rear of the property is accessible through a UPVC door.

Sitting Room

10' 10" x 13' 11" (3.30m x 4.24m)

Sitting room which is currently been used as a snug with a gas fire with decorative Adam-style mantle, marble hearth & surround. The snug provides ample space for free standing furniture.

Integral Garage

18' 1" x 16' 11" (5.51m x 5.16m)

Accessed from the utility room is the double integral garage with up & over doors and power & lighting.

W/C Room

Accessed from the utility room is the w/c room which comprises of a w/c and pedestal wash hand basin.

Master Bedroom

13' 10" x 12' 9" (4.22m x 3.89m)

Master bedroom boasting a large window to the front elevation which overlooks the front garden. The bedroom benefits from fitted wardrobes and provides space for free standing furniture. There is a door which provides access to the master bedroom en-suite.

En-Suite

The en-suite comprises of w/c, wash hand basin with vanity unit and a walk in shower. The en-suite itself is partially tiled.

Bedroom Two

13' 11" x 12' 10" (4.24m x 3.91m)

Double bedroom with a window to the rear elevation which overlooks the rear garden. Benefitting from fitted wardrobes and providing space for free standing furniture.

Bedroom Three

10' 9" x 14' 6" (3.28m x 4.42m)

Bedroom three also a double bedroom with a window to the front elevation overlooking the front garden. Providing space for free standing furniture and benefitting from fitted wardrobes.

Bedroom Four

9' 10" x 8' 2" (3.00m x 2.49m)

Fourth bedroom also a double bedroom benefitting from built in wardrobes and window to the rear elevation which overlooks the rear garden.

Externally

To the front of the property there is a tarmac driveway which provides off street parking for five cars. There is also a double integral garage with two up & over doors which provides parking for a further two cars. The property has a generous lawn with an Indian stone flagged patio and a stone flagged pathway which continues round the side to a spacious South-East facing garden with mature shrubbery and planting. The garden would be great for enjoying the summer months.



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welcome to

Burned Road, Shelf Halifax

- SUPERBLY PRESENTED THROUGHOUT
- DETACHED FOUR BEDROOM FAMILY HOME
- PRESENTED TO AN EXCELLENT STANDARD THROUGHOUT OFFERING GREAT FAMILY ACCOMMODATION
- FANTASTIC PRIVATE SETTING IN THE SHELF LOCATION
- DRIVEWAY, DOUBLE GARAGE AND SOUTH EAST FACING GARDENS

Tenure: Freehold EPC Rating: C

Council Tax Band: F

£585,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX112935 - 0009

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