

Charnock Bates

The Country, Period and Fine Home Specialist



Carr House

1 Carr House Fold, Carr House Road, Shelf, HX3 7RJ





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Shelf
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Summary

Individually designed and constructed in 2008 by the current owner, this Yorkshire-stone built, five double-bedroom detached family home offers a wealth of high-quality fixtures and fittings throughout with custom, black walnut windows, doors and staircase. The property is situated just off Carr House Road, on a quiet, private cul-de-sac, surrounded by fields, enjoying extensive rural views.

Internally the property briefly comprises; entrance hallway, cloakroom with WC, study, lounge, dining kitchen leading to garden room and utility to the ground floor. Principal bedroom with en-suite and walk-in wardrobe, second double bedroom with en-suite and walk-in wardrobe, two further double bedrooms with a Jack & Jill bathroom to the first floor and a double bedroom with en-suite and walk-in wardrobe to the second floor.

Externally, gates access a block-paved driveway providing off-street parking for two cars. A block-paved path continues round the side aspect with a raised turfed garden with architectural planters. A pergola provides a seating area while taking in the view.



Location

The property is ideally situated for a wide range of local amenities offered within Shelf, Northowram and Hipperholme. Benefitting from excellent commuter links to both Bradford and Halifax along with access to the M62 motorway network and train connections available from Brighouse and Halifax stations. Close to rural areas including Coley and Shibden Valley, the area is popular with walkers taking advantage of the numerous bridleways and public footpaths.

General Information

Accessing the property through a black walnut door into the entrance hallway, finished with Karndean flooring, with an open staircase rising to the first floor. Situated on the ground floor is a useful cloakroom, with a part tiled downstairs WC and a study fitted with Karndean flooring and a feature wall.



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Moving through to the spacious living room, fitted with skirting and a wall mounted gas fire, enjoying stunning views to the rear aspect with French doors leading to the rear garden.

Moving through to the dining kitchen being the real heart of the home. The kitchen offers a central island with breakfast bar, and a range of high-gloss wall, drawer and base units with contrasting Quartz worksurfaces incorporating an inset one and a half bowl sink with mixer-tap and hand-held attachment. Integrated appliances include CDA oven, grill and five-ring gas hob with Elica interstellar clear crystal techne suspended extractor hood, two Hoover dishwashers, wine cooler and fridge freezer.



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A door leads through to a utility with a range of wall and base units with laminated worksurfaces incorporating an inset sink with mixer tap, plumbing for a washer and space for a dryer.

Leading off the dining kitchen is a garden room with floor to ceiling windows enjoying an outlook over the surrounding fields and with French doors leading out to the rear elevation.





Rising to the first floor, is a generous sized landing, which provides optional space for furniture and access to four double bedrooms.

The spacious principal bedroom, with a panelled feature wall, enjoys views of the surrounding fields and benefits from a walk-in-wardrobe and a part tiled en-suite which comprises a WC, hand basin with vanity, bath and a walk-in rainfall shower.





A second double bedroom which has a panelled feature wall, a walk-in-wardrobe and a part tiled en-suite comprising a WC, hand basin with vanity and a walk-in rainfall shower.

Positioned to the left side of the property are two double bedrooms with panelled feature walls and dual aspect windows. Benefitting from a Jack & Jill part tiled en-suite which comprises: a WC, hand basin with vanity, walk-in rainfall shower.

Moving to the second floor, is a large double bedroom, with two Dorma windows, enjoying stunning views to the rear elevation, benefitting from a walk-in-wardrobe and a part tiled en-suite comprising a WC, hand basin with vanity and a walk-in rainfall shower.



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Externals

Externally, a block-paved driveway is accessed via gates, providing off-street parking for two cars. A block-paved path continues round the side aspect with a raised turfed garden with architectural planters. A pergola provides a seating area whilst taking in the extensive rural views.

Accessed from the rear garden is an outdoor home office, which benefits from fitted units and worktops. Leading through to the integral garage, which has electric roller shutter doors and a large storage unit, providing ample storage space throughout.



Fixtures and Fittings

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

Local Authority

Calderdale – Band F.

Wayleaves, Easements and Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

Services

We understand that the property benefits from all mains services. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

Tenure

Freehold.





Directions

From Halifax town centre, head to Orange Street roundabout, take the third exit on to Burdock Way (A58). Continue past Shibden Park and then keep left at the traffic lights on to Bradford Road (A6036). Proceed straight ahead at Stone Chair roundabout and continue on Halifax Road (A6036) for approximately 1.0 mile before taking a right on to Chapel Fold. Follow the road round where you will find No. 1 Carr House Fold indicated by a Charnock Bates board at the black gates.

For satellite navigation: **HX3 7RJ**

Local Information

Nearest Station

Low Moor	3.1 miles
Halifax	4.4 miles
Brighouse	6.3 miles

Nearest Schools

Shelf Pre-School	0.6 miles
Shelf Junior & Infant School	0.8 miles
Hipperholme Grammar School	3.9 miles

Motorway Network

Junction 26, M62	5.0 miles
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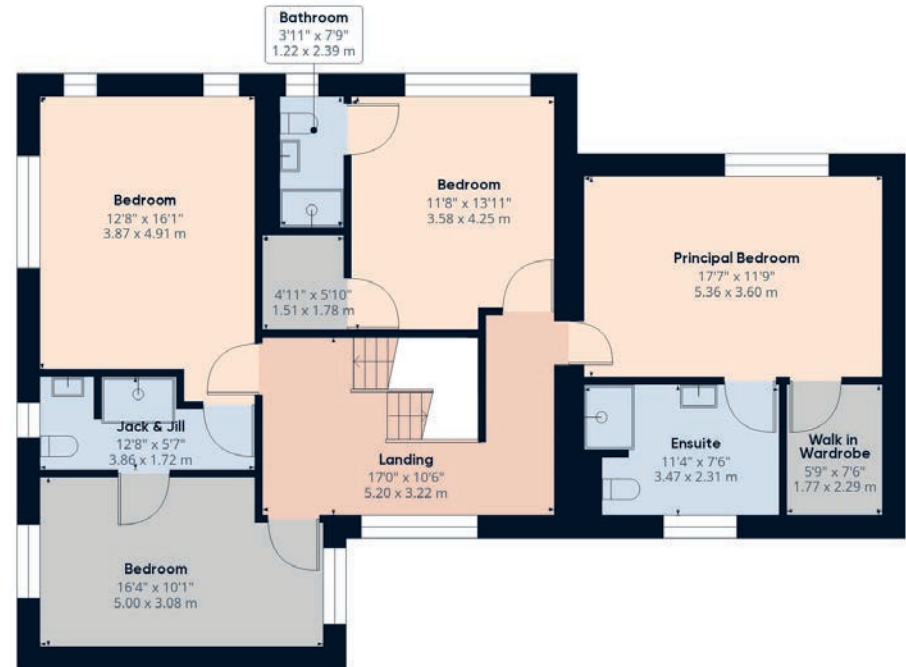


Floor Plans

Ground Floor



First Floor



Second Floor



Approximate floor area = 2,849.43 sqft (264.72m²)

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Property House
Lister Lane, Halifax, HX1 5AS
01422 380100
charnockbates.co.uk

250 Halifax Road,
Ripponden, HX6 4BG
01422 823777
email: homes@charnockbates.co.uk

Oak House,
New North Road, Huddersfield, HD1 5LG
01484 903000
rightmove.co.uk