

Charnock Bates

The Country, Period and Fine Home Specialist



10 Moorbank Drive
Shelf, Halifax, HX3 7DT





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Summary

Presented to the market is this stunningly interior designed, five bedroom detached executive family home set on the desirable Moorbank Lea Development. Situated on a luxurious and exclusive cul-de-sac of four and five bedroom detached properties in the popular village of Shelf.

25 minutes from Leeds and within close proximity to excellent schools, woodlands and amenities. The development also comprises of a beautiful community orchard/park space, ideal for families or professionals needing to escape the hustle and bustle.

Internally the property briefly comprises: entrance hallway with galleried landing & central sweeping staircase, dining room, study, utility room, downstairs cloakroom, kitchen/diner, lounge and double vaulted garden room. The principal bedroom with en-suite shower room and walk-in wardrobe, second double bedroom with en-suite shower room, three further double bedrooms, and house bathroom are positioned to the first floor.

Externally to the side of the property, a driveway provides rare off-street parking for up to six cars, which then leads up to a detached double garage. The garage can comfortably fit a further two vehicles with convenient electric doors. To the rear, a south-east facing, generous and well-manicured garden is bordered by mature plants and shrubbery. The additional garden lighting creates a sumptuous entertainment space for summer evenings.

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 Leeds, Bradford and Halifax along with access to the M62 motorway network and train connections available from Leeds, Brighouse and Halifax stations. Close to rural areas including Shelf Hall Park, Coley and Shibden Valley, the area is popular with families & walkers taking advantage of the numerous adventure walks and public footpaths.



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General Information

Accessing the property through a willow green composite door you will be welcomed into a grand entrance hallway with three sets of glazed double doors. Complimented with ceiling cornice incorporating spotlights, and an open staircase rising to the first floor. The sweeping first floor gallery is flooded with natural light from the three imposing landing windows. In addition to these there is a further two windows flanking the front door. A truly opulent arrival.

Conveniently located on the ground floor is a part tiled cloakroom, comprising a two piece suite including a white WC and wall mounted wash hand basin.



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Positioned to the front of the property is a large study room with a low hung window to the front elevation.

Opposite, is a dining room providing space for an eight-seater dining suite. Perfect for family events or entertaining board members alike.



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Moving into the fabulous dual aspect lounge, which has French doors and bay window leading onto the rear garden with far reaching views. The focal point is an Opti Myst electric fire, set in a bespoke Portuguese limestone fireplace set on a hearth and surround. True luxury.

French doors from the hallway lead through to the utility room, kitchen and double vaulted garden room.

Entering the utility room through an arched doorway, the utility features a Quartz worktop, a range of base cupboards, plumbing for washing machine, wall cupboard housing the boiler and an external door leading to the side aspect.

Moving through to the modern kitchen, fitted with Porcelanosa tiles, kickboard lights, off white wall and base units, with contrasting Quartz splashbacks and worktops, incorporating integral drainer, a one and a half bowl sink with mixer tap over and five ring gas hob with extractor hood above. Integrated appliances include: wine cooler, fridge freezer, dishwasher and double electric oven/grill.

The kitchen opens to the garden room which enjoys an abundance of natural light, having an enormous feature dual height window, two skylight windows and French doors leading out to the rear garden. Guests will gravitate to this unique and impressive space.









Rising to the first floor is a galleried landing providing access to five double bedrooms, with an airing cupboard housing the water tank.



The principal bedroom is accessed through a striking arched entrance, characterised with fabulous half panelled feature walls, and a ceiling rose, benefitting from a range of Hammonds fitted wardrobes. A part tiled en-suite to the principal bedroom comprises: a WC, wash hand basin and double walk in shower unit.







A second double bedroom with a part tiled en-suite comprising: a shower cubicle, low flush WC and wash hand basin.





Opposite, is a third double bedroom, with gorgeous, panelled walls and a ceiling rose.

Two further double bedrooms are positioned to the rear of the property, each uniquely decorated with half panelled walls and a ceiling rose. No expense spared, an immersive guest experience.

A part tiled spacious house bathroom comprises: a bath with mixer tap, shower cubicle, wash hand basin with mixer tap, low flush WC, and an extractor fan.



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Externals

Externally, to the front of the property is a lawned garden, incorporating a stone pathway leading to the front door bordered by mature plants and shrubbery. To the side of the property, which has a block paved driveway providing parking for up to six cars, as well as a double garage with electric up and over doors. To the rear of the property is an enclosed, south-east facing, lawned garden, with circular block paved pathways and a circular patio area, providing the perfect entertaining spot. Fabulous views over the natural woodland and community orchard.

Fixtures and Fittings

Only fixtures and fittings mentioned in the sales particulars are included in the sale. (Furniture may be negotiable by separate negotiation.)

Local Authority

Calderdale – G





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 0.7 miles before taking a right on to Brow Lane. Brow Lane turns slightly left and becomes Green Lane. Turn left onto Moorbank Drive and the property will be on your right hand side.

For satellite navigation: **HX3 7DT**

Local Information

Nearby Popular Stations

Low Moor	2.9 miles
Bradford Interchange	4.0 miles
Halifax	4.1 miles
Leeds	15 miles
<i>(approx. 24 minutes, ideal for professional commuters)</i>	

Nearest Schools

Shelf Junior & Infant School	0.9 miles
Northowram Primary School	1.9 miles
Hipperholme Grammar School	2.7 miles

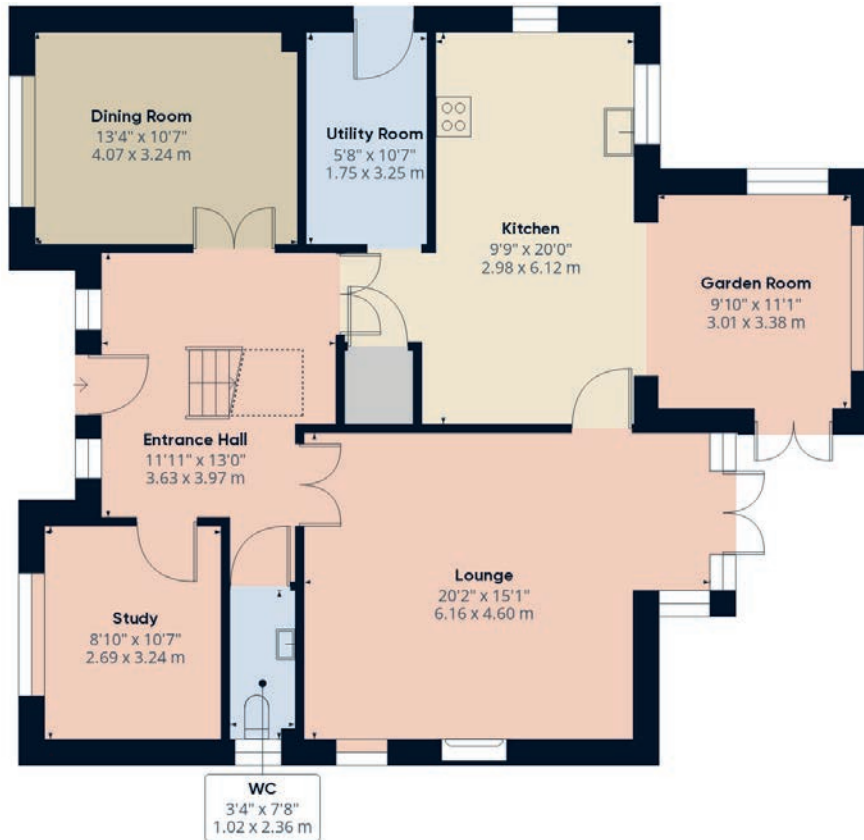
Motorway Network

M62, junction 25	6.2 miles
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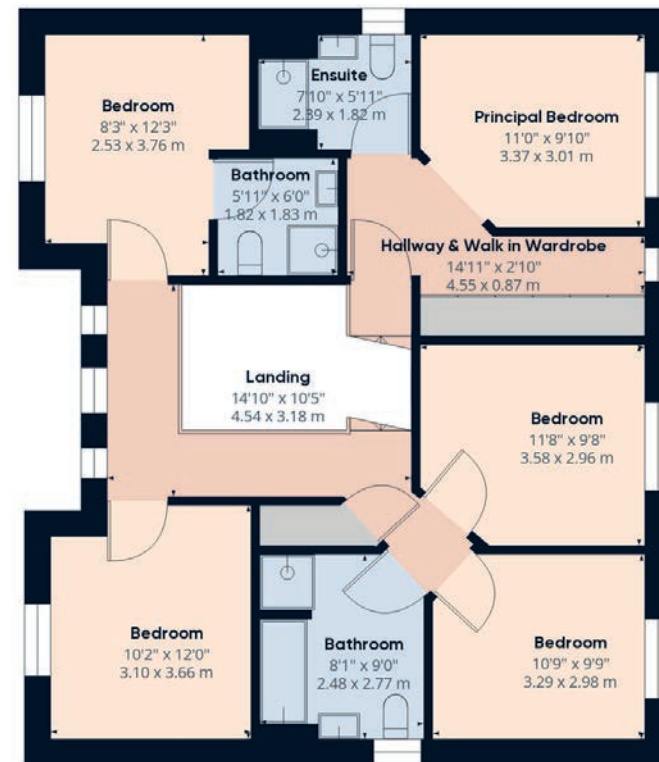


Floor Plans

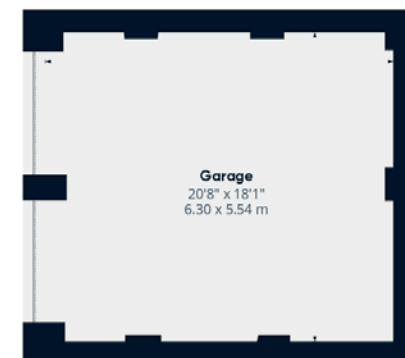
Ground Floor



First Floor



Approximate floor area = 2,401.33 sqft (223.09m²)
(inc Garage)



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