

Charnock Bates

The Country, Period & Fine Home Specialist



9 Green Hall Park
Shelf, Halifax, HX3 7PZ





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STONE-BUILT DETACHED FAMILY HOME



FOUR/FIVE DOUBLE BEDROOMS



DRIVEWAY, PARKING AREA & DOUBLE GARAGE



FRONT LAWN & SOUTH-FACING REAR GARDEN

Offers over: £575,000

charnockbates.co.uk





Summary

Constructed in 1998, occupying a fantastic plot on an exclusive development, 9 Green Hall Park is a premium stone-built detached family home offering spacious accommodation over two floors and an enclosed South-facing garden.

Internally, the property briefly comprises; entrance vestibule, entrance hallway, lounge, dining room, conservatory, dining kitchen, utility room, cloakroom, integral double garage and snug/fifth bedroom to the ground floor, principal bedroom with en-suite, three further double bedrooms and house bathroom to the first floor and attic room to the second floor.

Externally, to the front of the property, a driveway provides off-street parking for three cars leading to a further gated parking area and double garage. A private lawn wraps round the front and side of the property. To the rear, an enclosed garden with stone-flagged patio area and South-facing lawn, bordered by mature plants and shrubbery.

Location

The property is conveniently situated for a wide range of local amenities offered within Shelf, Northowram and Hipperholme with sought-after local schools including; Northowram Primary School, Shelf Junior & Infant School and Hipperholme Grammar School. 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 offering direct services to Leeds and Manchester. 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

Access is gained through a timber and glass door into the entrance vestibule, with an archway leading through to the light and airy entrance hallway, finished with engineered oak flooring. An open staircase with metal balustrade rises to the first floor.

Leading off the entrance hallway, the spacious and neutrally decorated lounge continues the engineered oak flooring and benefits from a bay window allowing for natural light to flood through while enjoying an outlook into the garden.

An archway from the lounge leads through to the dining room, with a door leading through to the kitchen, offering the opportunity to knock through and make one big open space subject to obtaining the relevant planning consents.

Double doors from the dining room lead through to the conservatory, enjoying an outlook and allowing access to the rear garden through French doors, creating the perfect entertaining space for bbq's and alfresco dining.

The kitchen offers a central island with breakfast bar and a range of cream high-gloss wall, drawer and base units with contrasting laminated worksurfaces incorporating a stainless-steel sink and drainer with mixer-tap with hand-held attachment. Integrated appliances include; oven, combination oven, microwave, five-ring gas hob with extractor hood above and dishwasher.

Leading off the dining kitchen, a utility room housing the boiler, leads through to a cloakroom comprising a w/c and wash-hand basin, and an integral double garage with power, lighting and up-and-over door.

Completing the ground floor accommodation, a versatile reception room, which could be used as a study or fifth bedroom, is finished with engineered oak flooring and benefits from a bay window enjoying an outlook to the front aspect.

Rising to the first-floor galleried landing, accessing four double bedrooms and the house bathroom.

The spacious principal bedroom has a large window to the front elevation allowing for natural light and benefits from a fully tiled en-suite, boasting a three-piece suite comprising a w/c, wash-hand basin and a double walk-in rainfall shower.

A second double bedroom enjoys an outlook over the rear garden and has a pull-down ladder accessing a fully boarded and carpeted loft with inset ceiling mood lighting creating a usable 'hide-away' space.

Completing the accommodation are two further double bedrooms and the contemporary fully tiled house bathroom comprising a w/c, wash-hand basin and panelled bath with overhead shower attachment.















Externals

A block-paved driveway, adjacent to a generous front and side lawn bordered by mature plants and shrubbery, provides off-street parking for three cars, leading to a further gated parking area, and a double garage with up-and-over door, providing further secure parking for four cars.

A stone-flagged pathway leads round the side of the property to an enclosed rear garden. A stone-flagged patio area, also accessed from the French doors of the conservatory, creates the perfect entertaining space for bbq's and alfresco dining, adjacent to a South-facing lawn, bordered by mature plants and shrubbery.

Fixtures and Fittings

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

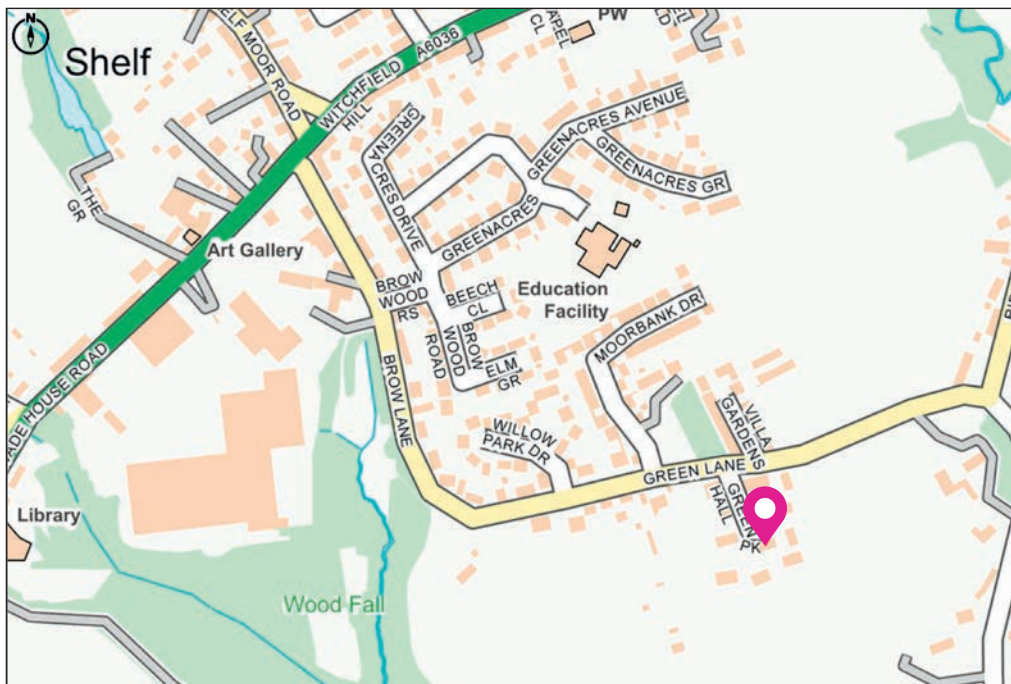
Wayleaves, Easements and Rights of Way

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.





Directions

From Halifax town centre head towards Orange St roundabout, at the roundabout take the third exit on to New Bank (A58) and continue to follow New Bank past Shibden Park and then keep left to continue up Bradford Road. Continue up Bradford Road until you get to Stone Chair roundabout where you are to take your second exit and continue on Halifax Road and then take the first right after the Duke of William. Follow Brow Lane round the corner and Green Hall Park will be the turning on your right-hand side.

For satellite navigation: **HX3 7PZ**

Local Information

NEAREST STATIONS	Low Moor	3.2 miles
	Halifax	4.5 miles
	Brighouse	5.3 miles
NEAREST SCHOOLS	Shelf Junior & Infant School	0.9 miles
	Northowram Primary School	1.9 miles
	Hipperholme Grammar	2.6 miles
MOTORWAY NETWORK	Junction 26, M62	5.2 miles

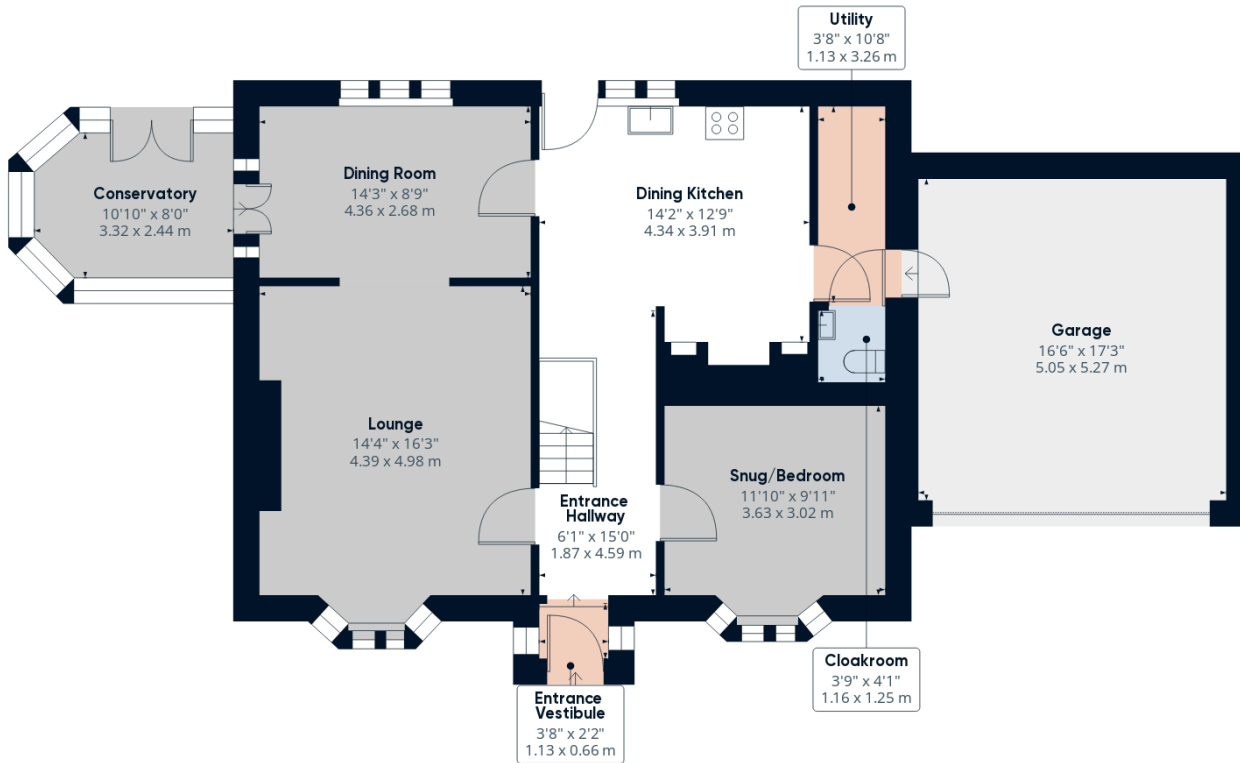
Property Information

TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	C
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band F
ELECTRICITY SUPPLY	Unknown
GAS SUPPLY	Unknown
WATER SUPPLY	Yorkshire Water
HEATING	Gas central heating
BROADBAND	Not connected
MOBILE SIGNAL	Good coverage

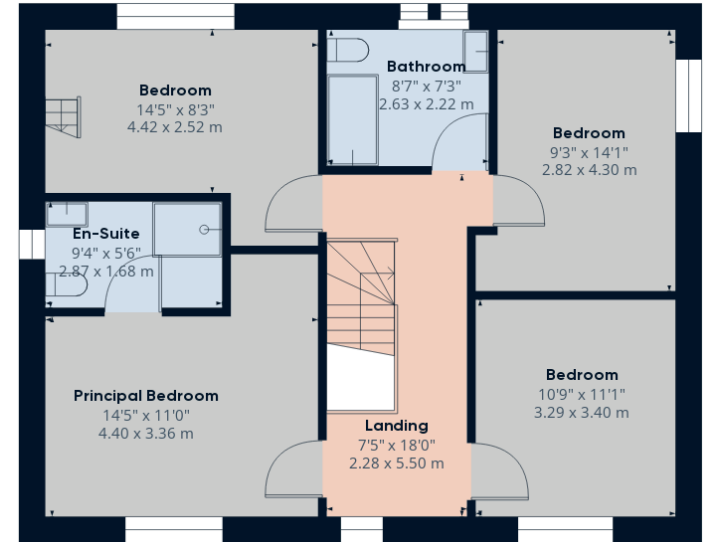


Floor Plans

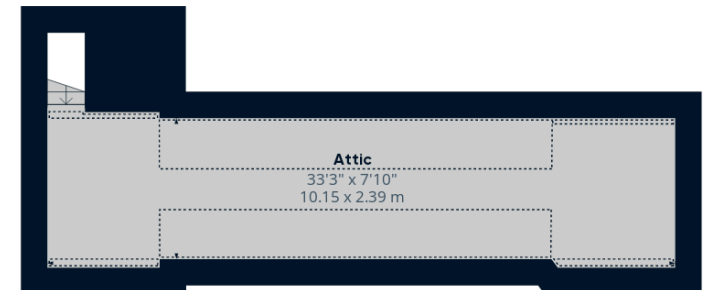
Ground Floor



First Floor



Attic



Total approximate floor area:
2,299.78 sqft (213.66m²)
(inc Garage)

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