

Charnock Bates

The Country, Period and Fine Home Specialist



The Lodge
15 Green Lane, Shelf, HX3 7TR





The Lodge

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Shelf
HX3 7TR



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Summary

The Lodge is a beautifully presented, three-bedroom family home situated in the ever-desirable location of Shelf with far reaching countryside views and close-by local amenities as well as excellent motorway links making this the ideal location. Boasting spacious accommodation including a lounge, kitchen, conservatory, study, and useful WC to the ground floor.

To the first floor, two double bedrooms, house bathroom and a further bedroom, all of which have been decorated meticulously. Externally, the property benefits from gated off road parking and low maintenance garden space with rural views across neighbouring fields.

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

Access is gained into the property via the entrance vestibule where a further internal door provides access into the main entrance hall. Leading to all ground floor rooms including the lounge, kitchen and useful study area that could be used as a home office or a children's playroom.

Internally the property is finished to a high standard with elements of charm and character including picture rails, dado rails and ceiling roses throughout.



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The lounge enjoys a large bay window to the front elevation, with the focal point being the gas coal effect fire a cosy feel to the room.

The well-presented kitchen enjoys a range of white gloss wall, drawer, and base units with contrasting granite worksurfaces, one and a half bowl sink composite sink, tiled splash backs and a gas hob with a separate eye-level oven and grill. Boasting two windows to the side elevation flooding the room with natural light.







The kitchen also provides access into the spacious conservatory which can also be used as a secondary living space.

Progressing to the first-floor landing with a window to the rear elevation overlooking an extent of greenery from neighbouring farmland.

The spacious principal bedroom boasts useful built-in cupboard storage space with plumbing in situ allowing the option to add a WC. A further double bedroom being a similar size to the principal is situated to the far side of the landing with a window boasting views stretching as far as Emley Moor Mast.

The stylish house bathroom situated on the first floor comprises; WC, wash hand basin, walk-in tiled shower cubicle and a free-standing bath. Mirroring the details throughout the rest of the property with an ornate ceiling rose and picture rail proving contrasting décor.

Situated adjacent to the bathroom is the third bedroom.







Externals

Wrought iron electric gates provide access into the driveway providing off road parking for approximately four cars. The gardens extend to three elevations incorporating a lawned area and a patio providing the perfect space for entertaining and al-fresco dining on a warm Summers day. Neighbouring fields provide a rural feel along with offering far reaching views.

Fixtures and Fittings

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

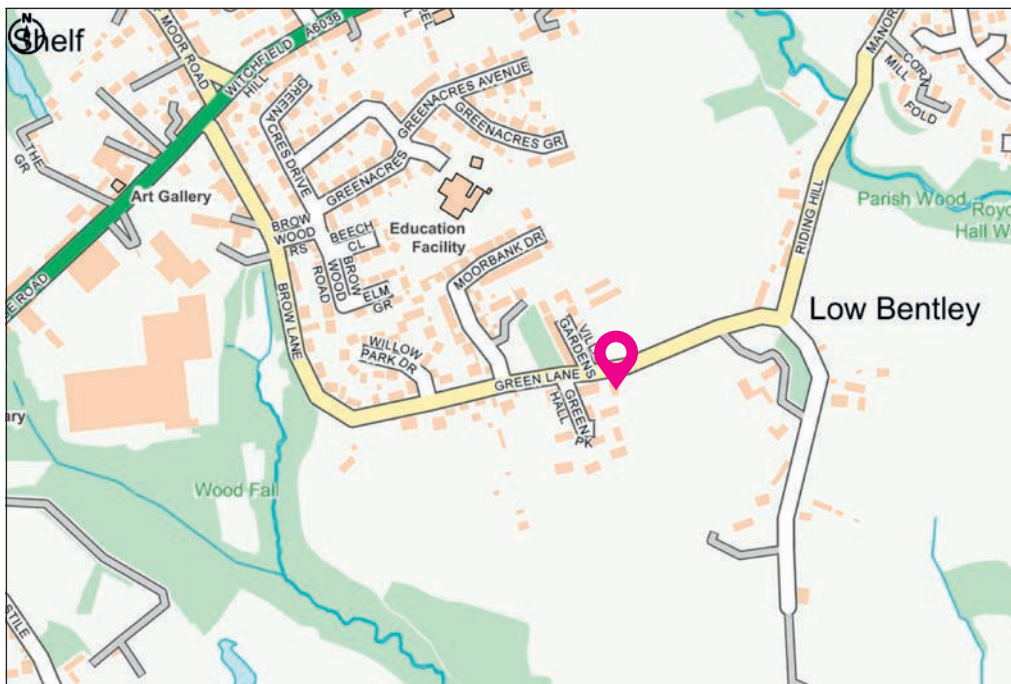
Local Authority

Calderdale, Band D.

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

Heading North-East on A58 Godley Lane past Shibden Hall progress forward until reaching Stump Cross Junction. Keeping left at the traffic lights proceed forward on to A6036 Bradford Road for approximately 1.5 miles merging on to Halifax Road until reaching Shelf roundabout. After taking the second exit continue straight for approximately 1 mile merging through Spring Head and finally on to Halifax Road. Take a right turn onto Meadway and then an immediate right onto Manorley Lane following that down before merging onto Green Lane. The gated entrance to the property will be indicated by a Charnock Bates board.

For satellite navigation please use: **HX3 7TR**

Local Information

Nearest Stations

Low Moor	3.0 miles
Halifax	4.1 miles
Brighouse	6.2 miles

Nearest Schools

St Michael & All Angels C of E Primary School	0.4 miles
Shelf Junior and Infant School	0.5 miles
Hipperholme Grammar School	2.1 miles

Motorway Network

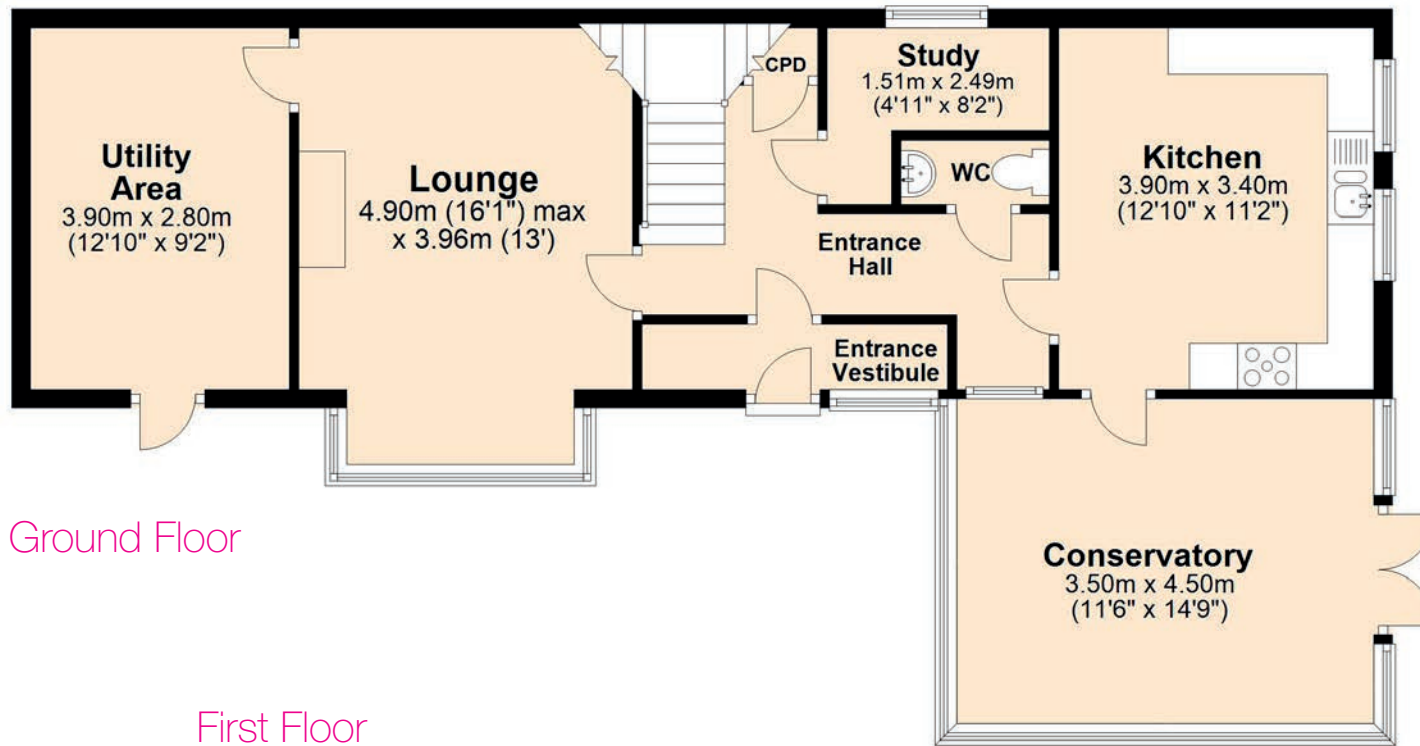
Junction 26, M62	5.1 miles
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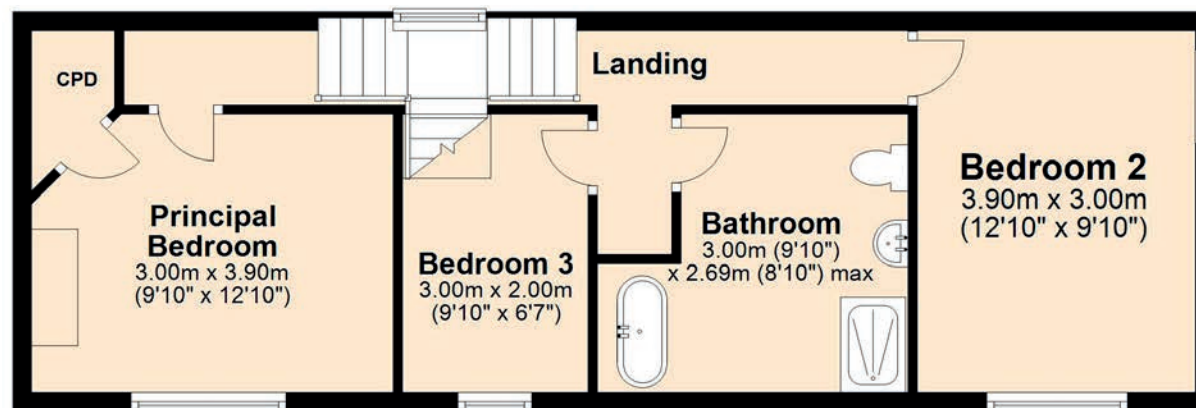
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Floor Plans



First Floor



Charnock Bates

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