

Charnock Bates

The Country, Period & Fine Home Specialist



Highfield House

36 Carr House Road, Shelf, Halifax, HX3 7QY









# Highfield House

36 Carr House Road  
Shelf  
Halifax HX3 7QY



**STONE-BUILT DETACHED**



**SEVEN DOUBLE BEDROOMS**



**DOUBLE GARAGE & DRIVEWAY PARKING FOR EIGHT CARS**



**FRONT LAWN & GENEROUS ENCLOSED REAR GARDEN**

Offers in the region of: £850,000

[charnockbates.co.uk](http://charnockbates.co.uk)







## Summary

Occupying a generous plot and offering the opportunity for multi-generational living, Highfield House is a wonderful, detached family home offering generous and well-planned accommodation over three floors.

Internally, the property briefly comprises; entrance hallway, kitchen, utility room, lounge, dining room, ground floor bedroom with en-suite and gym to the ground floor, principal bedroom with en-suite and walk-in wardrobe, second double bedroom with en-suite, three further double bedrooms and family bathroom to the first floor, and attic bedroom to the second floor.

Externally the property has electric gates accessing a driveway providing parking for approximately eight cars, leading to a detached double garage and car port. An enclosed, landscaped garden to the rear has a stone-flagged terrace and generous lawn, offering privacy being bordered by mature trees.

## Location

The property is located just off Carr House Road in the village of Shelf, a popular and sought after residential area that offers a range of shops and local amenities including hairdressers, bakery, a butcher, restaurants, and several established public houses. The village also benefits from good transport links to both Halifax and Bradford as well as offering several Ofsted rated schools including Shelf Junior and Infant School and St. Micheal & all angels C of E primary and pre-school.





## General Information

Access is gained through a composite door into the entrance hallway with an open staircase with spindle balustrade rising to the first floor.

Leading off the main entrance hallway, the kitchen is fitted with a range of classic country style base, drawer and wall units with contrasting timber worktops incorporating a sink and drainer with mixer-tap. Integrated appliances include; microwave, electric oven, dishwasher and stainless-steel gas hob.

Also boasting Karndean flooring, the kitchen gives a warm welcoming feel as well as offering the practicality needed for the space to function efficiently.

A utility room which has plumbing for a washing machine and space for a dryer, has a door leading you out to the driveway and houses the boiler.

Moving through to the main lounge which provides a light and airy space thanks to the large bay windows that allow a beautiful aspect over the rear garden. The room is complimented by marble style tiled flooring and gives access through to the dining room.

Benefiting from a large bay window, the dining room enjoys an open outlook over the garden and is complemented by an open fire with a marble surround.

Leading out of the dining room along the internal hallway you enter the extended section of the property. An external access from the hallway leads out to the terrace whilst internally the hallway leads to a ground floor bedroom with adjoining wet room.

The generous ground floor bedroom was created with accessibility in mind and boasts widened door frames for wheelchair access and an electric door which leads immediately out into the car port.

The bedroom benefits from underfloor heating, a built-in wardrobe creating ample storage and a wet room which comprises; specialist bath with jets, rainfall shower and adapted w/c along with a fitted electric drying appliance.

Completing the ground floor accommodation is an additional reception room off the hallway which is currently being utilised as a gym by the current owners.

The first-floor accommodation comprises five double bedrooms and a family bathroom, along with access to the attic space.

The principal bedroom is an excellent sized double with dual aspect stained-glass windows adding a lovely feature, as well as a bay window which allows for plenty of natural light and offers a pleasing aspect over the garden.

An en-suite bathroom to the principal bedroom enjoys a contemporary three-piece suite comprising; double walk-in shower, floating sink unit and w/c, finished with a tiled marble effect floor and splashbacks. A walk-in wardrobe completes the main suite having built-in units providing ample storage.

A second bedroom is also a generous double, facing the front elevation and enjoying an outlook over the front lawn and driveway. Benefitting from a fully tiled en-suite comprising; walk-in shower fitted with a rainfall shower, floating sink basin and w/c.

The third double bedroom incorporates a bay window enjoying an outlook over the rear garden. Finished with built-in storage and a dressing table. A further two double bedrooms are also comfortably sized, benefitting from dual aspect windows.

The family bathroom comprises; panelled bath with rainfall shower, wash-hand basin with storage beneath and w/c, finished with tiled flooring and splashbacks.

As you then lead up the second staircase to enter the attic space you can enjoy a wonderful glance at the stained-glass skylights giving a lovely feature to the property.

The attic space gives a bright and airy feel due to the three Velux windows allowing for daylight to flow through. The room also benefits from three large storage cupboards enabling you to maximize the space throughout the rest of the property.





























## Externals

Electric gates access a driveway providing off-street parking for eight cars, leading to a car port and a detached double garage with power and lighting, and an electric roller shutter door. Stairs lead up to a void providing useful storage.

An enclosed, landscaped garden to the rear, with a stone-flagged terrace accessed from the main house, creates the perfect space for bbq's and alfresco dining, with a generous lawn, bordered by mature trees and shrubs along with galvanized steel and timber fencing creating the feeling of privacy and security.

## 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.

## Fixtures and Fittings

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

## Wayleaves, Easements and Rights of Way

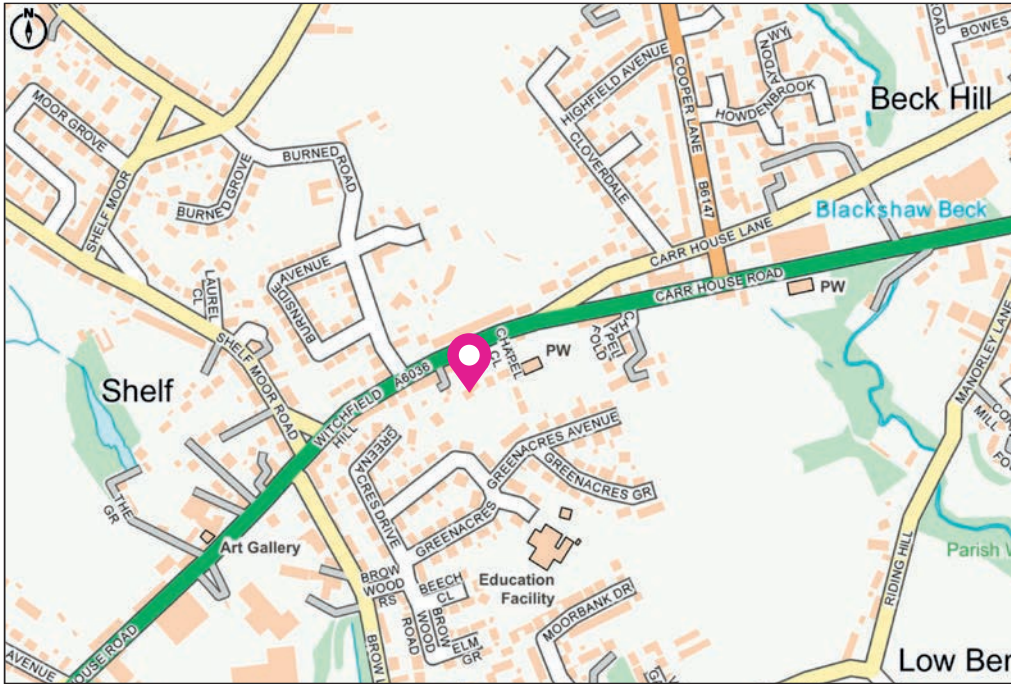
The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

## 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 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 in between Scarlett's hairdressers and shelf village bakery to where you will find the gates marked Highfield House.

For satellite navigation: **HX3 7QY**

## Local Information

NEAREST STATIONS	Low Moor	2.7 miles
	Halifax	3.8 miles
	Bradford	3.7 miles
NEAREST SCHOOLS	St Michaels & All Angels C of E Primary School	0.4 miles
	Millcourt School	0.4 miles
	Shelf Junior & Infant School	0.6 miles
MOTORWAY NETWORK	M62, Junction 26	5.1 miles

## Property Information

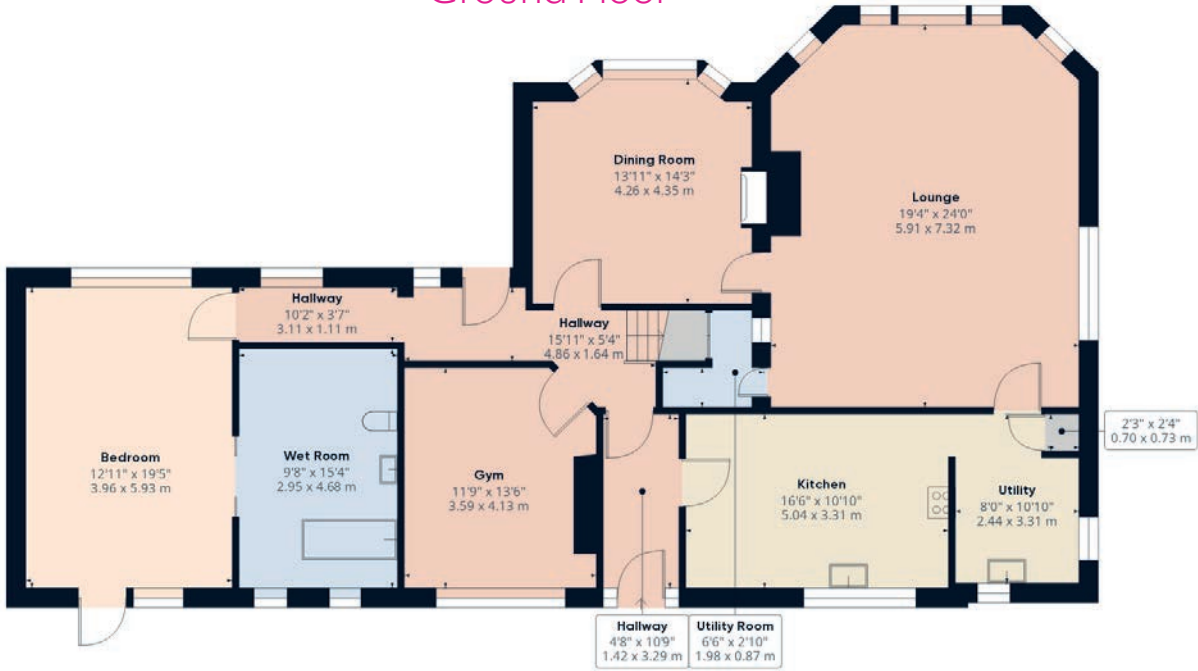
TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	D
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band F
ELECTRICITY SUPPLY	E-ON
GAS SUPPLY	E-ON
WATER SUPPLY	Yorkshire Water
HEATING	Gas central heating
BROADBAND	Sky
MOBILE SIGNAL	Good coverage



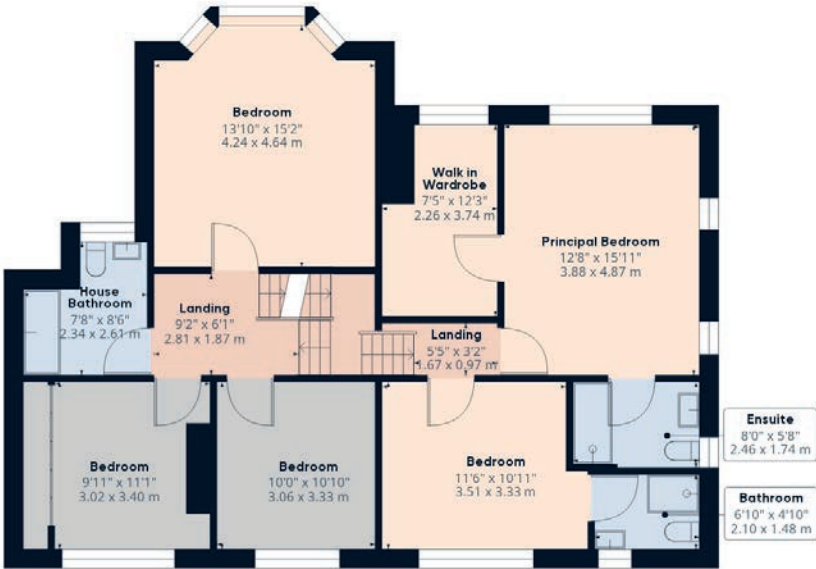


# Floor Plans

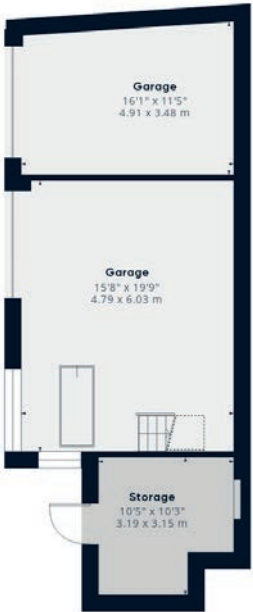
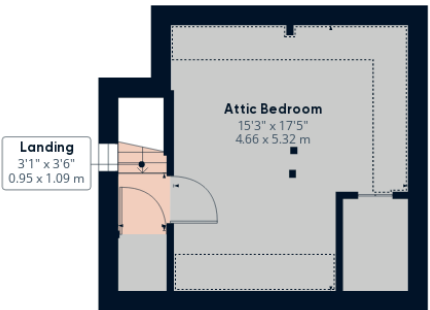
Ground Floor



First Floor



Second Floor



Total approximate floor area:  
**3,672.62 sqft (341.20m<sup>2</sup>)**  
(inc Garage)



# Charnock Bates

The Country, Period & Fine Home Specialist



Property House  
Lister Lane  
Halifax HX1 5AS  
**01422 380100**

250 Halifax Road  
Ripponden  
HX6 4BG  
**01422 823777**

Oak House  
New North Road  
Huddersfield HD1 5LG  
**01484 903000**

[charnockbates.co.uk](http://charnockbates.co.uk) • [homes@charnockbates.co.uk](mailto:homes@charnockbates.co.uk) • [rightmove.co.uk](http://rightmove.co.uk)

