

Charnock Bates

The Country, Period and Fine Home Specialist



28 Park Stone Rise
Shelf, Halifax, HX3 7NL





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Summary

Situated on a popular cul-de-sac in a desirable location offering spacious accommodation over two floors and open views of the surrounding fields. This extended five-bedroom detached house would suit the growing family. Located near to well-regarded schools such as the Ofsted outstanding Northowram Primary School and Hipperholme Grammar.

Briefly comprises an entrance hallway, living room, sitting room, downstairs WC, dining room, kitchen, utility room, laundry room, conservatory, and double garage to the ground floor.

To the first floor you find the principal bedroom benefiting from en-suite shower room, four further bedrooms, three being doubles, and the house bathroom.

Externally there is a driveway leading up to the double garage and an enclosed garden to the rear.

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 through a Upvc door into the entrance hallway with an open staircase leading to the first floor.

Leading off from the hallway to the spacious lounge which is neutrally decorated with the focal point being a fireplace housing a log burning stove.

Through to the kitchen which offers a range of modern wall, drawer and base units and island with contrasting Granite work surfaces incorporating a stainless-steel sink with mixer tap. Integral appliances include; a rangemaster oven with five-ring hob and extractor, fridge and freezer, dishwasher and wine cooler.









Leading off from the kitchen is a part stone, part Upvc conservatory which allows access into the rear garden.

The dining room is accessed from both the kitchen and the hallway with plenty of space for a family dining table and creating the opportunity to knock through to create an open-plan kitchen/dining room.







Through to the sitting room benefitting from a bay window letting in lots of natural light.

Completing the ground floor accommodation is a WC which comprises a low flush WC and pedestal wash-hand basin, a utility room which has fitted base units with worksurfaces incorporating a stainless-steel sink with mixer tap, and space and plumbing for a washer and a dryer and a laundry room having wall units and housing the combination boiler.





Up to the first floor landing which provides access to the bordered loft. The spacious principal bedroom benefits from dual aspect windows looking out over open fields and an en-suite comprising of a low flush WC, pedestal wash-hand basin and a double walk-in shower.



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There are a further four bedrooms to the first floor, three being doubles, two with open views over the surrounding fields and one benefitting from built-in wardrobes, and the house bathroom which comprises a low flush WC, pedestal wash-hand basin and panelled bath with shower overhead.





Externals

To the front of the property is a block-paved driveway providing off-street parking for three cars, the driveway leads up to a double garage providing secure parking for a further two cars. To the rear of the property is a private enclosed garden bordered by mature shrubbery and with a raised flagged seating area also accessed from the conservatory, with stairs leading down to a lawn creating the perfect entertainment space.

Fixtures and Fittings

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

Local Authority

Calderdale, Band E.

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.



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Directions

From Halifax town centre head towards Orange St roundabout, at the roundabout take 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 first exit and head up Brighouse and Denholme Gate Rd and then take a sharp right on to West Street. Continue to follow the road and then take a left on to Broad Ings Way, then take your second left on to Park Stone Rise, follow the road round to the end and then turn right and continue down to the end. No. 28 will be in the far corner on your left hand side.

For satellite navigation: **HX3 7NL**.

Local Information

Nearest Stations

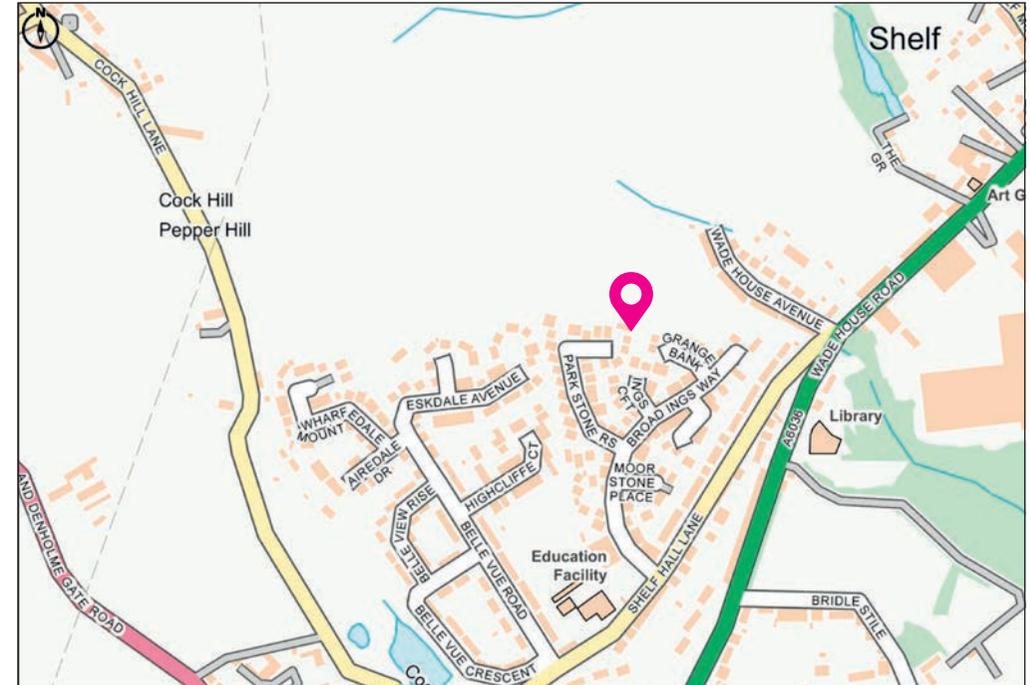
Low Moor	3.4 miles
Halifax	4.0 miles
Brighouse	4.8 miles

Nearest Schools

Shelf Junior and Infant School	0.3 miles
Northowram Primary School	1.4 miles
Hipperholme Grammar	2.1 miles

Motorway Network

Junction 26, M62	6.0 miles
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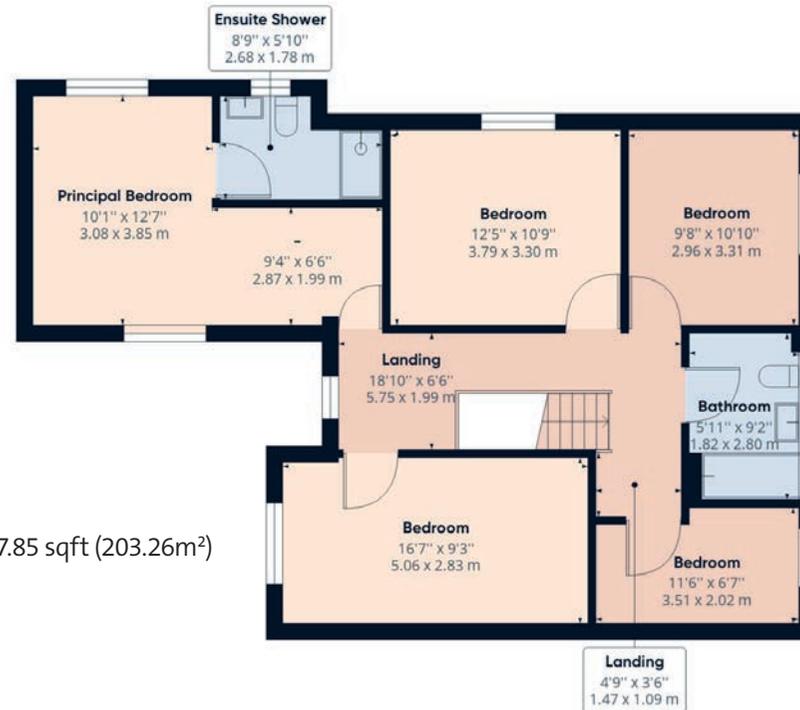


Floor Plans



Ground Floor

First Floor



Approximate floor area: 2,187.85 sqft (203.26m²)

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