



28 Moor Grove, Shelf, HX3
Halifax

Offers in the Region of
£295,000



Bedrooms: 4 | Bathrooms: 1 | Receptions: 1

This exceptional four-bedroom semi-detached dormer bungalow has been fully renovated throughout to an outstanding standard, offering a perfect blend of contemporary style, luxury finishes, and practical family living. Beautifully presented and ready to move straight into, this turnkey home provides spacious and versatile accommodation with four generous double bedrooms and a stylish modern house bathroom.

The heart of the home is the impressive open-plan kitchen, living and dining area, designed for modern lifestyles and ideal for both everyday living and entertaining. Finished with high-quality fixtures and fittings, the property offers a bright, welcoming atmosphere throughout.

Externally, the home benefits from a large driveway providing ample off-road parking, leading to a detached single garage. To the rear, you'll find a delightful garden enjoying splendid far-reaching views, creating the perfect setting to relax and unwind.

Situated on a peaceful residential street in the highly sought-after village of Shelf, the property enjoys a fantastic location close to a range of local amenities, excellent transport links, and well-regarded schools, making it an ideal choice for families and professionals alike.

Combining luxury, space, and an enviable location, this beautifully renovated home is ready for its next owners to simply unpack and enjoy.

Entrance Hall

Entered via a contemporary composite side entrance door, the welcoming hallway is finished with brand-new neutral carpeting, which continues throughout much of the home. The hallway provides access to the open-plan kitchen/living area, two ground-floor bedrooms, the house bathroom, and the staircase leading to the first floor.

Open-Plan Kitchen, Dining & Living Area

The heart of the home is this superb open-plan living space, thoughtfully designed for modern family living. The contemporary kitchen is fitted with an attractive range of matching grey wall and base units, complemented by elegant white marble-effect laminate work surfaces. Integrated appliances include an electric oven, four-ring induction hob with extractor hood, dishwasher, fridge, composite sink with drainer, and ample storage.

The kitchen benefits from wood-effect laminate flooring and enjoys natural light from PVCu windows to both the front and side aspects. Flowing seamlessly into the spacious living area, the room features soft neutral carpeting, a large front-facing PVCu window, and an attractive stone fireplace with an oak mantel housing an electric fire, creating a warm and inviting focal point.





Bedrooms: 4 | Bathrooms: 1 | Receptions: 1

Master Bedroom

A generous ground-floor principal bedroom enjoying a peaceful rear aspect with stunning far-reaching views over the garden and beyond. The room also benefits from a useful built-in storage cupboard and is finished with neutral décor.

Bedroom Three

A well-proportioned ground-floor bedroom overlooking the rear garden, complete with neutral carpeting.

House Bathroom

Beautifully presented and fully tiled, the family bathroom comprises a modern vanity wash basin, low-flush WC, panelled bath with overhead shower and glazed shower screen, chrome heated towel rail, ceramic tiled flooring, extractor fan, and a privacy window to the side elevation.

First Floor Landing

Providing access to two further bedrooms.

Bedroom Two

A spacious double bedroom with a PVCu window to the front elevation and neutral carpeting.

Bedroom Four

A versatile room, ideal as a small double bedroom, nursery, home office or dressing room, with a rear-facing Velux roof window and neutral carpeting.

External

Externally, the property enjoys a generous driveway providing off-street parking for three to four vehicles, alongside a single detached garage with an up-and-over door, power, lighting and a PVCu side access door.

The front garden is mainly laid to lawn with attractive herbaceous borders, while the enclosed rear garden features a lawned area with mature planting and borders, all enjoying spectacular open views—providing the perfect setting for relaxing or entertaining outdoors.

This exceptional home combines contemporary styling with practical family living in a highly desirable location and must be viewed to fully appreciate the quality of accommodation and stunning surroundings on offer.







Claire Ramsbottom

01484 817299

claire.ramsbottom@expuk.com

<https://claireramsbottom.exp.uk.com>