



21 Moorbank Drive  
Shelf, Halifax, HX3 7DT

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A substantial and beautifully presented six-bedroom family home with landscaped gardens, exceptional entertaining space, and high-end finishes throughout



**Charnock Bates**

The Country, Period & Fine Home Specialist



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21 Moorbank Drive  
Shelf  
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HX3 7DT

Offers in the region of: £675,000

## At a glance

- Impressive six-bedroom detached family home built in 2018
- Tucked away on a peaceful cul-de-sac in the popular village of Shelf
- Spacious open-plan kitchen and dining area with French and bifold doors to the garden
- Stylish contemporary kitchen with integrated appliances and instant boiling water tap
- Elegant lounge with bay window and feature log-burning stove
- Principal bedroom suite with dressing area, fitted wardrobes, and ensuite
- Three bathrooms – family bathroom, principal bedroom ensuite, and Jack and Jill ensuite
- Landscaped rear garden with pergola seating area, apple tree, and koi carp pond
- Driveway parking for up to five cars, plus integral double garage
- Solar panels, underfloor heating, and CCTV security system

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A substantial and beautifully presented six-bedroom family home with landscaped gardens, exceptional entertaining space, and high-end finishes throughout

Built in 2018 and impeccably maintained since, this impressive six-bedroom detached residence occupies a desirable position in the popular village of Shelf.

Offering generous proportions across two floors, the property combines contemporary design with thoughtful, high-quality finishes to create a home perfectly suited to modern family life.

From the moment you arrive, the property makes a strong impression. A spacious driveway provides parking for up to five vehicles alongside an integral double garage, while the landscaped rear garden creates a private and inviting outdoor retreat. Inside, the home has been designed with both everyday comfort and entertaining in mind, with light-filled interiors and a flowing layout that centres around a stunning open-plan kitchen and dining space.



## Ground floor

A glazed entrance door opens into a striking, light-filled entrance hall where tiled flooring and a generous sense of space set the tone for the accommodation beyond. A staircase rises to the first floor with useful understairs storage beneath.

The lounge provides a warm and inviting retreat, complete with plush carpeting, a log-burning stove, and dual-aspect windows including a bay window that fills the room with natural light.

At the heart of the home lies the impressive open-plan kitchen and dining area, a beautifully designed space created by opening through into the former dining room. With cornicing detail and stylish tiled flooring, the room offers exceptional space for both dining and relaxed seating, making it ideal for family gatherings or entertaining guests.

Two sets of doors connect seamlessly with the garden – French doors and bifold doors – allowing indoor and outdoor living to blend effortlessly during the warmer months.

The kitchen itself is finished with sleek white gloss wall, base, and drawer units complemented by contrasting wood-effect work surfaces. Integrated appliances include a Zanussi electric double oven, induction hob with extractor hood, fridge freezer, and dishwasher, alongside the added luxury of an instant boiling water tap.

A separate utility room provides space and plumbing for laundry appliances, additional storage cupboards, and a door leading out to the garden. From here there is also access to a ground-floor WC and the integral double garage.

Electric underfloor heating with independent thermostats in the hallway and open-plan living kitchen adds further comfort to the ground floor.











## First floor

A galleryed landing leads to the bedrooms and provides access to a boarded loft via retractable ladders.

The principal bedroom suite enjoys a peaceful outlook over the rear garden and has been recently redecorated in calming heritage sage tones. Built-in sliding wardrobes and a dressing area provide excellent storage, while the ensuite shower room features a shower, toilet, sink, and mirrored wall cabinets.

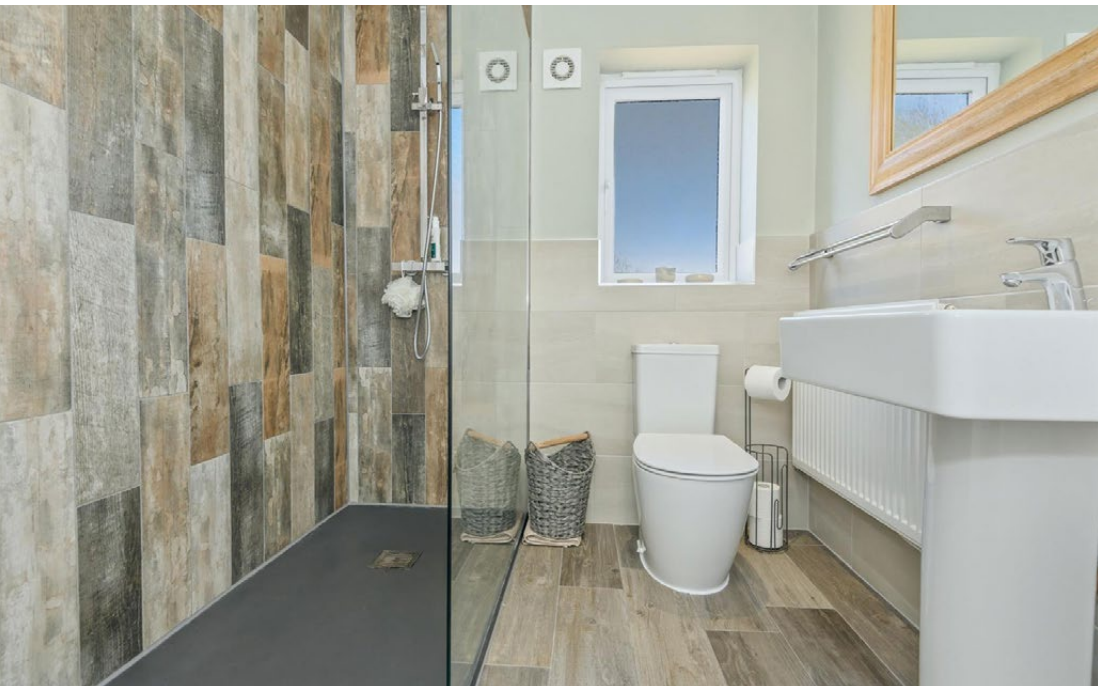
Several further double bedrooms offer flexibility for family living or guests, many enjoying views over the garden. A stylish Jack and Jill ensuite serves two of the bedrooms and is beautifully finished with wood-effect flooring and a double rainfall shower with additional manoeuvrable attachment.

The family bathroom is well appointed with a bath, separate shower, toilet, and sink.

In addition to the generous double bedrooms, a further room currently used as a study provides ideal space for home working or could equally serve as a sixth bedroom or nursery. A useful storage cupboard completes the first floor.











## Gardens and grounds

The landscaped rear garden has been thoughtfully designed to create a relaxing and attractive outdoor environment. A seating area beneath a pergola offers the perfect setting for summer evenings, enhanced by garden lighting set on a timer which creates a wonderful ambience after dark.

The garden also features an apple tree, a garden shed, and gated access down both sides of the property.

A distinctive feature of the garden is the ornamental koi carp pond, furthering the tranquility of this outdoor retreat.

### **ADDITIONAL FEATURES**

The property benefits from a number of modern conveniences including solar panels, a smart meter system, and CCTV coverage to both the front and rear.





## Key information

- **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.

TENURE	Freehold
CONSTRUCTION	Concrete block and brick, tiled roof, UPVC windows
PROPERTY TYPE	Detached
PARKING	Double garage for two cars, plus driveway for up to five cars at the front of the property
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band G
EPC	B
ELECTRICITY SUPPLY	Octopus, and solar panels. There are two storage batteries in the loft, which can store up to 5kw each.
GAS SUPPLY	Octopus
WATER SUPPLY	Yorkshire Water
SEWERAGE	Yorkshire Water
HEATING	Gas central heating, solar panels, wood burner in lounge
BROADBAND	Fibre (EE)
MOBILE SIGNAL	Good outdoor, variable in-home on some networks (Ofcom Map Your Mobile)

## Location

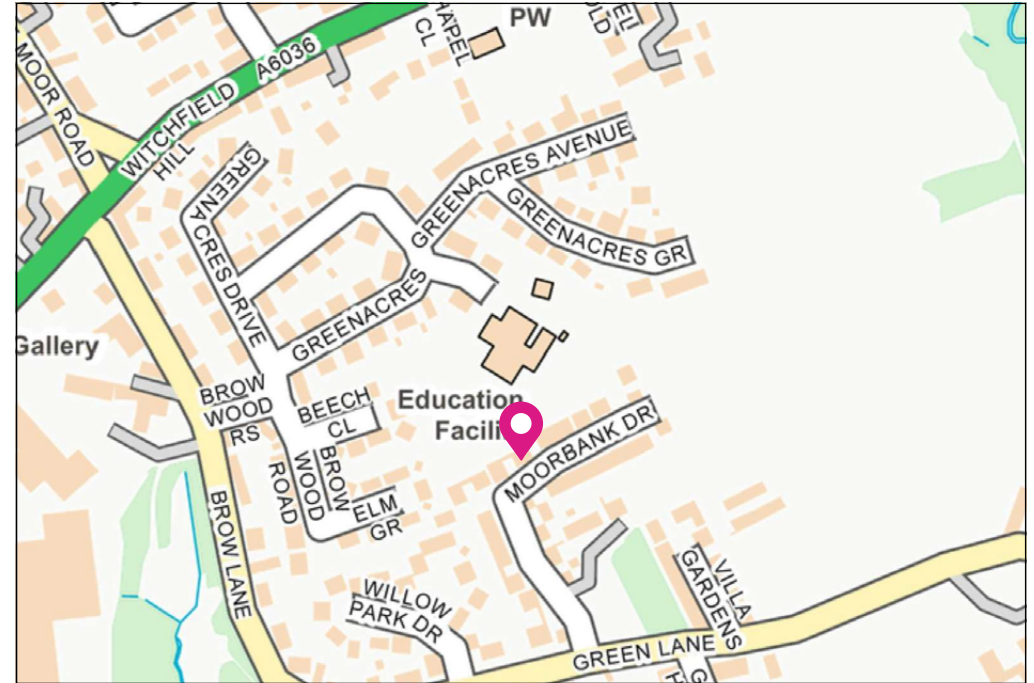
Moorbank Drive forms part of a modern and well-regarded residential development in the popular village of Shelf, an area valued for its balance of peaceful surroundings and excellent connectivity. The setting enjoys a pleasant sense of openness while remaining conveniently close to a wide range of everyday amenities.

Shelf itself offers a good selection of local shops, cafés, schools, and services, while the nearby towns of Halifax, Brighouse, and Bradford provide an even wider choice of shopping, leisure, and dining options. For commuters, the location is particularly well placed, with straightforward access to the M62 motorway network connecting Leeds, Manchester, and beyond.

Within the development itself, residents benefit from a well-maintained communal green space, creating a pleasant area for families, dog walking, and informal recreation just moments from the doorstep. The upkeep of this communal park is managed by Gateway Property Management and maintained through an annual residents' fee, payable on 1st January each year. For 2026, this amounted to £367.

Surrounded by attractive countryside yet within easy reach of major West Yorkshire centres, Moorbank Drive offers a lifestyle that combines village living with excellent accessibility.

A substantial and beautifully finished modern home offering space, style and effortless family living in a desirable location.



Get in touch to book your private viewing.

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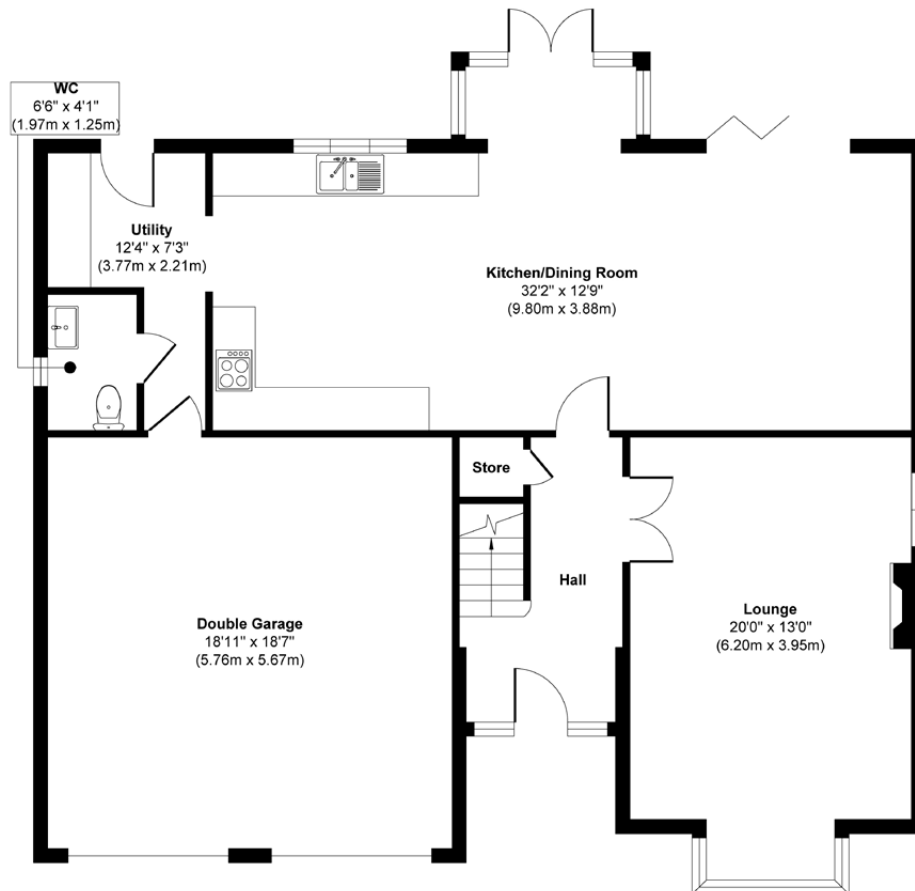
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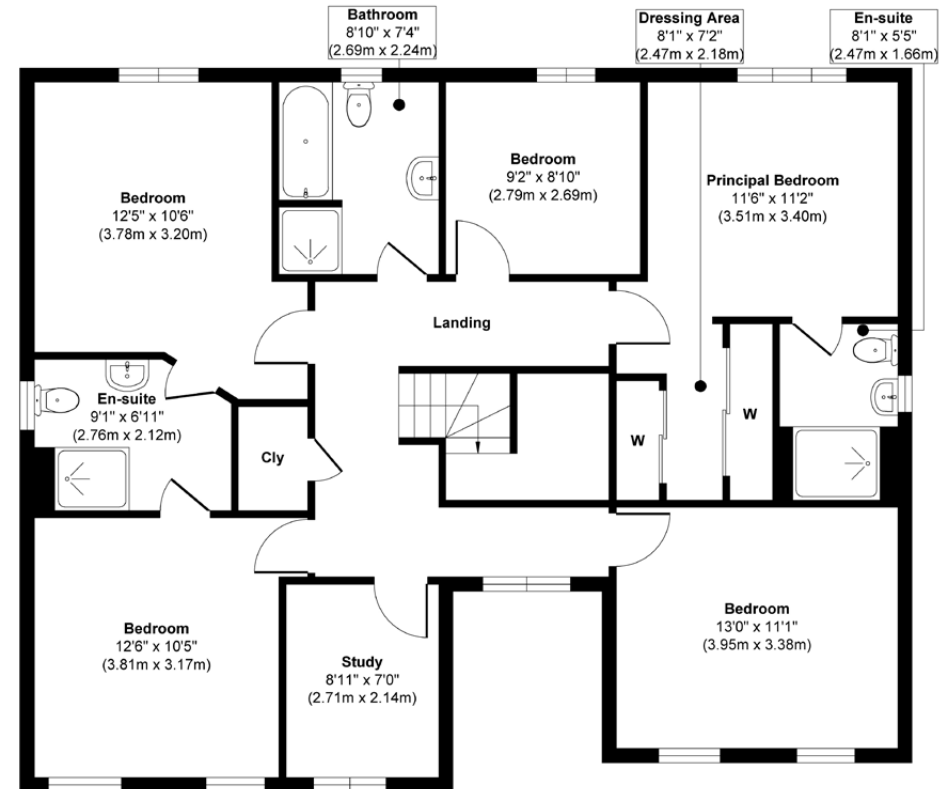


# Floor plans

## Ground floor



## First floor



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Total approximate floor area:  
**2,397 sqft (222.76m<sup>2</sup>)**  
(inc Garage)

Please note: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.



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