

MARSH & MARSH PROPERTIES

9 South Lane, Shelf, HX3 7PN

£395,000



This beautifully presented, four bedroom, property offers a fantastic amount of potential for any growing family or professional couple looking for a smart and flexible home. The property is a real TARDIS, feeling much larger than the front elevation first presents and all offered with the added advantage of NO CHAIN. The property could easily be re-configured to have a fully, self-contained, annex to the lower ground floor, offering easy access for an elderly/infirm relative, ideal for a private space for a teenager or the perfect space for a professional level, work from home, office. No matter what you are looking for this property will certainly suit your needs.

The property benefits from stunning south facing rear gardens, beautifully manicured, to create the ideal place to sit back and relax in this true “sun trap”. Enclosed on both sides by hedge, shrub and trees, creating a private area. Featuring a large lawned area that leads down to a patio seating space, offering the ideal location for a barbeque or just to sit back and relax. To the front are manicured gardens, bordering the front flagged pathway, that certainly enhance the kerb appeal of the property. The house benefits from ample driveway parking spaces for up to four cars. To the rear of the drive is an integral garage, the ideal workshop or storage space that has an electric door opening onto the driveway.

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Internally the property is beautifully presented throughout, with a modern and neutral décor, offering the potential for a prospective buyer to move in with little to no work required. The house offers charming outlooks, to the rear elevation, that can be utilised with a balcony seating space, leading from the large and full width living & dining room. With a well-appointed kitchen, four double bedrooms (over three floors and two with walk-in-wardrobes), house shower room to the top floor, house bathroom to the lower ground floor, utility room (that could be a second self-contained kitchen), large work from home office space (that could be a sitting room) and storage room. Once you step inside you will immediately notice the fantastic potential and customisability on offer.

The property benefits from a well-connected location, with Shelf village being within easy walking distance. The property is also close to local primary and secondary schools. Halifax town centre is just a short drive away, providing excellent shops and services including access to its train station, providing regular rail connections to the surrounding area and including access to the Grand Central train service. The property also benefits from being within 12 minutes' drive from the M62 motorway, providing quick and easy access to the major cities of Leeds, Bradford and Manchester.

Owing to the fantastic level of customisation this property has to offer, its beautifully presented internals and stunning south facing rear garden, all offered with the added advantage of being with NO CHAIN, an appointment to view is essential.

From the front of the property a high quality composite door opens into the

HALLWAY

A welcome reception as you step inside the property, the hallway features a carpeted floor, central light fitting, storage cupboard, cornice to ceiling and single radiator.

From the hallway a wooden door opens into the

LIVING & DINING ROOM



A beautifully presented light, bright and open space, bathed in natural light owing to the uPVC double glazed window to the rear elevation and

large aluminium double glazed sliding doors that open out onto the balcony. The large room offers ample space for a three piece suite to one side, with a large family dining table to the opposite space, creating the ideal family communal area. A gas fireplace, set on a granite hearth and with wooden mantelpiece, offers a charming focal point for the sitting area. With a carpeted floor, single radiator, two central light fittings, cornice to ceiling and a television access point.



The sliding double glazed doors open out onto the

BALCONY



A fantastic addition to the living area, the balcony creates the perfect space to sit back and enjoy the charming views overlooking the rear garden and into the fields beyond.

From the hallway wooden doors open into the

KITCHEN

A long and well-appointed kitchen space that features Corian seamless work surfaces to three sides of the room in a "U" shaped layout, all with over and under counter cupboards and drawers offering ample storage space. The kitchen is dual

aspect, with uPVC double glazed windows to the front and side elevations. With an integrated hob, integrated dual oven, integrated microwave, vertical modern style radiator, glass splashbacks, vinyl tile style flooring, integrated dishwasher, two central light fittings, under cabinet lighting, space for a fridge/freezer and an inset sink with mixer taps.



BEDROOM 3



A spacious bedroom, located to the ground floor, offering ample room for a double bed along with additional furniture. The bedroom also features additional storage space under the staircase. The room could also be utilised as a second sitting room or reading room. With a carpeted floor,

central light fitting, double radiator and a uPVC double glazed window to the front elevation.



From the hallway a carpeted staircase leads up to the

LANDING

An open landing area that features a suspended chandelier style light fitting over the staircase and carpeted floor.

From the landing wooden doors open into

BEDROOM 1



A large bedroom that can easily accommodate a double bed along with additional furniture. This

bedroom features a large walk-in-wardrobe with ample hanging and storage space that is independently lit. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the side elevation.



BEDROOM 2



A similar sized bedroom that can again accommodate a double bed along with additional furniture. This bedroom has a large fitted sliding door wardrobe and also features a walk-in-wardrobe/storage room to one end of the room. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the side elevation.

SHOWER ROOM



A modern and well-laid-out shower room that features a corner electric shower cubicle, pedestal washbasin, close coupled toilet, tiled walls, vinyl flooring, central light fitting, vertical style radiator and a frosted uPVC double glazed window to the side elevation.

From the hallway a carpeted staircase leads down to the

LOWER HALLWAY – POSSIBLE ANNEX

The lower area of the property could easily become its own self-contained annex by the staircase being closed off, with private doorway should the new owners wish. Currently the lower hallway features a laminate floor, single radiator and central light fitting.

From the lower hallway wooden doors open into

BEDROOM 4



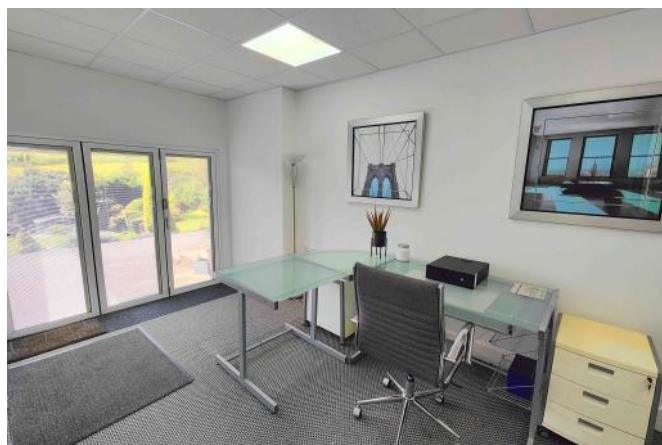
A large and beautifully presented bedroom, bathed in natural light owing to the two uPVC double glazed windows, to the rear elevation, overlooking the gardens. With a carpeted floor, central light fitting and single radiator.

BATHROOM



A rather large house bathroom that features a panel bath, over bath shower, glass splash guard, pedestal washbasin, close coupled toilet, large corner airing cupboard storage space, vertical radiator, towel radiator, laminate flooring, tiled splashbacks, ceiling inset spotlights and an extractor fan.

OFFICE / SITTING ROOM



The perfect area as a work from home office space; this room could become the living room of the annex if required. The room has a set of bi-folding doors, all with inset blinds, that open out onto the rear driveway and overlook the gardens. With a carpeted floor, three inset light fittings and an electric radiator. The bi-fold doors offer single level access from the driveway.



From the office wooden doors open into the

UTILITY ROOM / 2nd KITCHEN



Currently laid out as the utility room for the property, the space could easily be configured to be a kitchen to accommodate the annex. The utility room has laminated work surfaces to three

sides, with under counter cupboards and plumbed for a washing machine. With an inset stainless steel sink, stainless steel mixer tap, double radiator, carpeted floor, central light fittings and tiled splashbacks.

STORE ROOM

The store room, also housing the boiler, offers a fantastic amount of additional storage space for the property.

From the office/sitting room a wooden door opens into the

GARAGE

A fantastic workshop space that can be accessed from the front elevation via a uPVC door as well as driveway access from its electric opening door. The garage has a storage space to one side of the room and would be ideal for a workshop.

GARDENS



To the front of the property are the manicured lawn and shrub gardens, offering a charming and well-presented first impression as you arrive at the property and certainly enhances kerb appeal.

To the rear of the property are the feature, south-

facing, lawned and patio gardens; the perfect place to sit out and relax or for children and pets to play – a private setting with hedge, shrub and trees to three sides. The lawn is the upper tier of the garden, leading down to the lower patio seating area, that features a storage shed at the far end. On a summer's day this is a real sun-trap, perfect for a barbeque or a garden party.



PARKING

A private access road leads around to the rear of the property where a brick paved driveway offers parking for up to four cars.



GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing and gas central heating.



TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

LOCATION

What3words: [///zones.sticks.rotate](#)

Google Plus Code: Q55M+3G7 Halifax

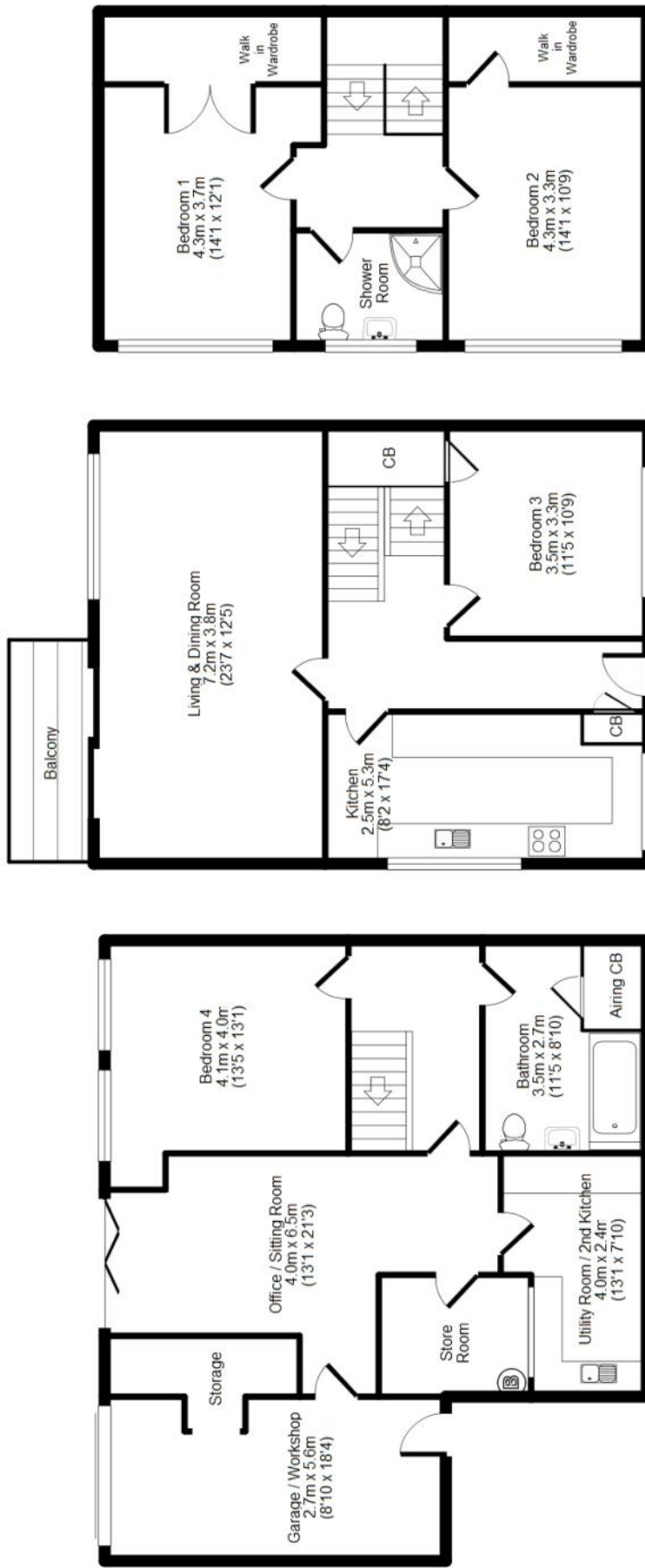
For sat nav users the postcode is: HX3 7PN

MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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First Floor

Ground Floor

Lower Ground Floor

APPROX GROSS INTERNAL FLOOR AREA: 197 sq. m / 2118 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty. (c) Marsh & Marsh Properties