



## Harben House, 11 Sun Wood Avenue, Shelf, Halifax, West Yorkshire, HX3 7JY Offers Over £650,000

HAMILTON BOWER are pleased to offer for sale this substantial SIX BEDROOM DETACHED FAMILY HOME located on a private, gated street within Shelf, Halifax - HX3. Set over three floors with two en-suite bedrooms and generously proportioned rooms throughout, under-floor heating to two floors, a private garden to the rear, and within close proximity to popular local schools, we expect this property to be popular with family buyers seeking a home in the local area. Internally comprising; entrance hall, open-plan dining kitchen/living, lounge, sun room, utility room, WC, single garage, first floor master suite with walk-in wardrobe and en-suite, a further en-suite double bedroom, two double bedrooms, house bathroom, two second floor bedrooms, shower room and open home office/living area. Externally the property offers parking for multiple vehicles to the front and side, has an EV charger fitted to the front, and benefits from a generous private garden to the rear complete with patio area. We recommend an internal inspection to fully appreciate the quality and finish to this family home.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

## GROUND FLOOR

### Entrance Hallway



Open entrance hallway with oak staircase to the first floor and porcelain tiles leading through to the dining kitchen/living.

### Dining Kitchen / Living



The hub of this family home, open-plan dining kitchen/living to the rear of the property with accompanying utility room, wc and sun room.

The kitchen is fitted with a wide range of matching shaker style units with central island and complementary granite worktops and upstands.

Integrated appliances - five-burner NEFF hob with overhead extractor, double NEFF oven, dishwasher, sink with mixer tap (space for free-standing American fridge/freezer).

The room offers ample room for a living suite and a family dining table with chairs as seen.

### Lounge



Spacious lounge to the front of the property with high-quality LVT flooring, central wood-burning stove and ample room for a large suite.

### Sun Room



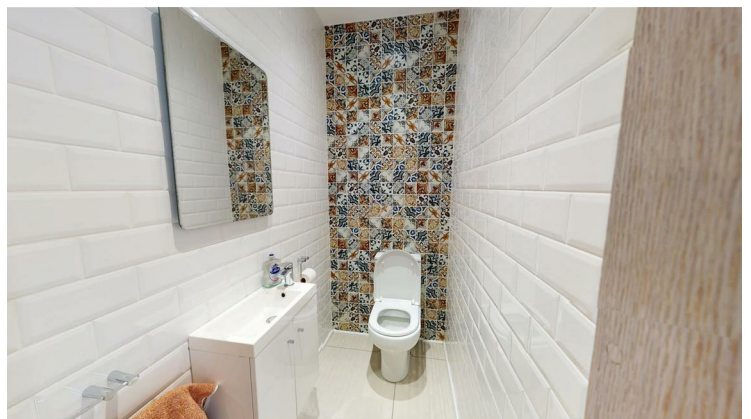
Ideal for this family home, sun room leading off the dining kitchen with a great view and French door access to the garden. With porcelain tiles, lantern skylight and offering versatile usage as a playroom/home office.

### Utility Room



Utility room leading off the dining kitchen with porcelain tiles and external access to the garden via farmhouse door. Fitted with a range of units with granite worktops and upstands, power and plumbing for a washing machine and dryer.

### WC



Ground floor WC leading off the dining kitchen with porcelain tiled flooring, tiled walls and WC with wash basin and fitted unit.

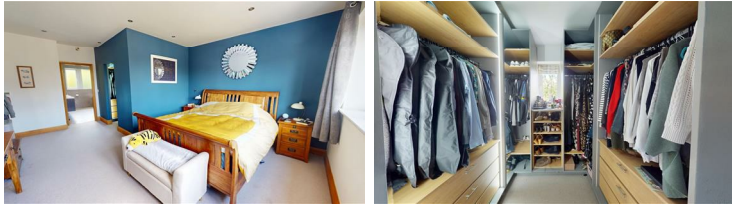
### Garage

Single garage accessible from the entrance hallway with electric

garage door, offering ideal storage space for this family home or extra parking if preferable.

## FIRST FLOOR

### Primary Bedroom Suite



Large primary bedroom suite to the first floor with a view to the front and accompanying walk-in wardrobe and en-suite.

### En-Suite



Fully tiled primary bedroom en-suite with matching four-piece suite - walk-in shower with rain showerhead, free-standing tub bath, 'his & hers' sinks with fitted units, WC and towel rail.

### Bedroom



Second en-suite bedroom, to the first floor with a view to the front elevation.

Offering ample room for a large bed with side tables and wardrobes.

### En-Suite



Fully tiled en-suite shower room with dual-skylight windows and three-piece suite - corner shower with dual showerhead, WC, wash basin with fitted unit and mirror, towel rail.

### Bedroom



Double bedroom with view to the rear elevation, offering ample room for a double bed with side tables and wardrobes.

### Bedroom



Double bedroom with view to the front elevation, offering ample room for a double bed with side tables and wardrobes.

## Bathroom



Fully porcelain tiled house bathroom to the first floor with frosted window and matching four-piece suite - corner shower, inset tub bath, wash basin with fitted unit and mirror, WC and wash basin.

## SECOND FLOOR

### Bedroom



Second floor double bedroom with a view to the front elevation and side, offering ample room for a large bed with side tables and wardrobes with eaves storage accessible.

### Bedroom



Bedroom to the second floor with eaves storage and skylight window, ideal for a child's bedroom or additional home office.

## Bathroom



House bathroom sitting centrally to the second floor, with vinyl tile flooring and three-piece suite - corner shower, WC, mounted wash basin with fitted unit, towel rail.

## Home Office / Living



Open oak stair entrance to open home office / living space with skylight windows, ideal for those working remotely whilst doubling as a play/study area for potential child's bedrooms.

## EXTERNAL



## Rear



The property benefits from a large private garden to the rear, with access from the side of the property, utility room or sun room.

The garden has a central lawn, patio area leading from the sun room which is ideal for outdoor seating, and a flagged area for garden shed - surrounding mature trees to the border.

## Front



To the front of the property is a gated driveway offering ample parking for multiple vehicles. Equipped with an EV charger, garage entrance and side area.

