

Villa Gardens, Shelf, Halifax, HX3 7JW

william h brown

welcome to

Villa Gardens, Shelf, Halifax

An outstanding six-bedroom detached family home in the sought-after village of Shelf, offering spacious and versatile accommodation, modern interiors, beautiful gardens, countryside views, ample parking, and an integrated double garage. Call us now to book your viewing!













Ground Floor Accommodation

Lounge
29' 5" x 12' (8.97m x 3.66m)

Kitchen/Dining Room
18' 8" x 16' 3" (5.69m x 4.95m)

Utility Room
8' 2" x 5' 4" (2.49m x 1.63m)

Downstairs Wc

Garage
16' 10" x 15' 9" (5.13m x 4.80m)

First Floor Accommodation

Bedroom One
15' 6" x 14' 4" (4.72m x 4.37m)

En-Suite
10' x 3' 10" (3.05m x 1.17m)

Bedroom Four
12' 5" x 12' (3.78m x 3.66m)

Bedroom Five
11' 10" x 9' (3.61m x 2.74m)

Office/Bedroom Six
10' 7" x 6' 6" (3.23m x 1.98m)

Bathroom

Second Floor Accommodation

Bedroom Two
18' 8" x 15' 6" (5.69m x 4.72m)

Bedroom Three
15' 1" x 11' 11" (4.60m x 3.63m)

Bathroom

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Villa Gardens, Shelf Halifax

- Newly decorated & presented to a high standard throughout
- Six bedroom detached property finished to a high standard
- Well maintained good sized gardens
- Offering excellent spacious family accommodation
- Double driveway & double garage

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: F

£569,950









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFX115924

The Property Ombudsman

Property Ref:
HFX115924 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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