



Greensleeves, 1 Hope Street, Shelf, Halifax, West Yorkshire, HX3 7LG
£375,000

A fabulous FOUR BEDROOM DETACHED family home ideally located in the ever popular Shelf close to an array of amenities, schools and excellent transport links providing access to the surrounding towns, cities and M62 motorway network. The property itself is generously sized and enjoys some spectacular far reaching views.

COUNCIL TAX BAND - E

EPC RATING - D

Rarely does a property of this type come to the market offering excellent interior space in this area. Internal viewing is essential to appreciate all that is on offer and the stunning views from this wonderful family home.

GROUND FLOOR

ENTRANCE VESTIBULE

Good size entrance area with fitted storage and bench seating. Porthole, stained glass double glazed window, central heating radiator and laminate flooring.

HALLWAY

With laminate flooring and providing access to the lounge and dining kitchen and stairs to the first floor.

LOUNGE

Large and spacious lounge with exposed beam and feature cornice to the ceiling. There are two double glazed windows, a central heating radiator and stylish gas stove set within a chimney breast with oak mantle over.

DINING KITCHEN

Another good size room, a family kitchen diner which is fitted with a range of wall and base units to three sides with a contrasting work surface over which extends to provide breakfast bar seating. There is a Rangemaster cooker with hob over, plumbing for a washing machine and dishwasher, two double glazed windows, laminate flooring and ample space for a dining table.

REAR HALLWAY

Door to the rear of the property, laminate flooring and a useful understairs storage cupboard.

SHOWER ROOM

Ground floor shower room comprising of a low flush wc, hand wash basin and glass screened cubicle housing a shower unit. Patterned tiled flooring, panelling to one wall, a double glazed window and a central heating radiator.

FIRST FLOOR

LANDING

The landing area is vast and could easily accommodate a desk and be utilised as a home office space. Central heating radiator, access to the loft via a pull down ladder and a double glazed arched window providing pleasant views.

BEDROOM

The primary bedroom has a dual aspect from two double glazed windows which provide fantastic far reaching views. Central heating radiator.

DRESSING ROOM

Walk in closet area with a double glazed window, central heating radiator and built in storage.

BEDROOM

Double bedroom with two double glazed windows offering views and a central heating radiator.

BEDROOM

The third bedroom has a magnificent outlook from the double glazed window over open fields. Central heating radiator.

BEDROOM

The fourth bedroom is currently used as a home office, but could easily be utilised as a good size fourth bedroom. Built in storage, a double glazed window and a central heating radiator.

BATHROOM

Modern and contemporary fitted four piece bathroom suite in white with stylish black accents comprising of a low flush wc, a hand wash basin, bath and large glass screened shower area. Heated towel rail, double glazed window and tiled flooring.

EXTERNAL

The property is perfectly tucked away with stunning far reaching rural views to the rear. There is ample space for parking vehicles to the front and to the rear there is an enclosed garden with lawn and patio. From here there is access to a large store room which houses the fuse board and combi-boiler. This room offers plenty of storage and is also perfect for a workshop having both power and lighting .

