



18A Burned Road, Halifax, HX3 7QZ
£600,000

Truly exceptional FOUR BEDROOM DETACHED FAMILY HOME ideally located in a private and secluded location in Shelf, Halifax. The property offers high end and spacious room sizes throughout and has the potential to be extended further (subject to necessary consents) to create a larger residence.

COUNCIL TAX BAND - F

EPC RATING - C

18a Burned Road is a stunning detached residence, set in the most splendid grounds in the ever popular village of Shelf. Sitting on a generously sized plot the property offers the potential to extend in to the expansive grounds to add further living space or to add outbuildings to be used as a home office, gym or studio. The possibilities are plentiful and viewing is essential to appreciate the superior quality of the fixtures and fittings, the secluded nature of the dwelling and the potential to add further living space.

The property is conveniently situated for a wide range of local amenities offered within Shelf, Northowram and Hipperholme with sought-after local schools including; Northowram Primary School, Shelf Junior & Infant School and Hipperholme Grammar School. Benefitting from excellent commuter links to both Bradford and Halifax along with access to the M62 motorway network and train connections available from Brighouse and Halifax stations offering direct services to Leeds and Manchester. Close to rural areas including Coley and Shibden Valley, the area is popular with walkers taking advantage of the numerous bridleways and public footpaths.

GROUND FLOOR

ENTRANCE HALLWAY



A bright and airy entrance hallway with feature panelling to one wall, hardwood flooring, a useful storage cupboard and a central heating radiator.

LOUNGE



Beautiful primary reception room, the impressive lounge has two double glazed windows, one set to a bay area at the front, two central heating radiators and a feature inset gas fire with Adam-style stone mantle, hearth and surround.

DINING KITCHEN



A fabulous family kitchen diner fitted with a range of wall, base and island units all with granite work surfaces over one of which incorporates a one and a half bowl sink. There are a number of integrated appliances which include a double electric oven with four ring gas hob and extractor fan over, a fridge and a dishwasher. The room has two double glazed windows, a central heating radiator, tile effect vinyl flooring and double internal doors which open to the dining room.

UTILITY ROOM



Generously sized utility area fitted with a range of range of wall and base units with contrasting worktops incorporating a stainless-steel sink. There is an integrated fridge, plumbing for a washing machine and space for a dryer. Door to the rear garden, a double glazed window, a central heating radiator, vinyl flooring and internal access to the garage.

INTEGRAL GARAGE

Large double garage providing ample storage and parking options.

WC

Ground floor cloakroom fitted with a low flush wc and hand wash basin. Tiled flooring, double glazed window and a central heating radiator.

DINING ROOM



With access from the hallway and with internal double doors opening to the dining kitchen, the space can accommodate a good size dining table and has hardwood flooring, a central heating radiator and double glazed patio doors opening to the side aspect.

SITTING ROOM



A versatile reception room currently utilised as a sitting room having a gas fire with decorative Adam-style mantel, marble hearth and surround, a double glazed window and a central heating radiator. The room could easily be used as a home office space.

FIRST FLOOR

LANDING



The landing area is light and spacious with a double glazed window overlooking the frontage, a central heating radiator and loft access.

BEDROOM



Splendid bedroom with a range of good quality fitted wardrobes, a double glazed window with view over the front garden and a central heating radiator.

EN-SUITE



Positioned off the primary bedroom a well proportioned en-suite with low flush wc, hand wash basin on a vanity unit and a glass screened shower cubicle. Double glazed window, tiled flooring and a central heating radiator.

BEDROOM



Large double bedroom to the rear elevation with extensive fitted wardrobes, a central heating radiator and a double glazed window with views over the rear garden.

BEDROOM



Another generously sized double bedroom, this one to the front and again with fitted wardrobes. Double glazed window and a central heating radiator.

BEDROOM



The fourth bedroom is located to the rear and has a double glazed window and a central heating radiator.

BATHROOM



The house bathroom is again of a good size and comprises of a low flush wc, hand wash basin, bath and a shower set within a curved glass screened cubicle. Tiled flooring, a heated towel rail and a double glazed window.

EXTERNAL



A tarmacked driveway provides off-street parking for several cars, leading to an integral double garage with two up-and-over doors, providing secure parking for a further two cars. A generous lawn and an Indian stone flagged patio and pathway continues round the side of the property to a wonderful South-East facing garden with further extensive lawns, bordered by mature planting and shrubbery giving a real feel of privacy.

