



8 Cock Hill Lane, Halifax, HX3 7LP

Offers Over £375,000

- Four-bedroom linked detached bungalow
- Popular residential location in Shelf
- Versatile annex with en-suite
- Sun terrace with stunning views
- Spacious living with vaulted ceilings & beams
- Gardens, patio & private fishing lake views

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Delightful Four-Bedroom Linked Detached Bungalow | Popular Residential Street in Shelf | Versatile Accommodation with Annex Potential | Stunning Views |

We are pleased to present this charming and deceptively spacious four-bedroom linked detached bungalow, positioned on a sought-after residential street in Shelf. Offering well-proportioned living spaces, character features, and flexible accommodation with potential for a self-contained annex, this property is ideal for families, home workers, or multi-generational living.



Council Tax Band: D



Accommodation

Main Entrance & Kitchen/Breakfast Room

Entered via a UPVC front door, the property opens into a stylish, fully fitted kitchen. The contemporary space features a range of wall and base units with wooden worktops, a graphite grey sink with mixer tap, and integrated appliances including an oven, induction hob with designer extractor, wall-mounted microwave, and space for an American-style fridge freezer and dishwasher. The room is full with natural light, while a storage cupboard houses the Logic combination boiler and provides useful additional storage.

Living Room

A bright and inviting reception room featuring carpet flooring and bay window with a charming overlook. The room is centred around a large wood-burning stove set within a stone surround and wooden mantel, creating a cosy focal point. Exposed vaulted ceilings with wooden beams add character, while side windows ensure plenty of natural light. A door leads through to the home office/study.

Office/Study

A well-lit workspace with three windows and glass-fronted doors, offering an ideal home-working environment.

Dining Room

Accessed via attractive glass-fronted wooden doors, the dining room provides a warm and characterful setting for family meals. It features carpet flooring, a multi-fuel stove, decorative fireplace, and vaulted ceilings with exposed beams. A composite stable door opens to the side of the property, while a door leads through to the rear hallway.

Rear Hallway

With laminate flooring and access to the bedrooms, bathroom, and annex area.

Bedrooms & Bathrooms

Bedroom One

A spacious double bedroom with carpet flooring, vaulted ceilings, and beams. A UPVC door leads to a private sun terrace currently housing a hot tub.

Bedroom Two

A further double bedroom with carpet flooring, exposed beams, vaulted ceiling, and side window.

Bedroom Three

A comfortable single room with built-in wardrobes and access to the annex/bedroom four.

Family Bathroom

A modern and stylish shower room with tiled flooring, bespoke vanity unit with inset washbasin, concealed WC, and a spacious walk-in shower with rainfall head, body jets, and handheld attachment. LED spotlights and a designer heated towel rail complete the high-quality finish.

Bedroom Four / Annex

A versatile room currently used as a bar and games area, offering excellent potential to be converted into an annex or guest suite. The room features carpet flooring, French doors to the front, and a removable fitted bar. A door leads to the en-suite bathroom, which includes a pedestal washbasin, WC, panelled bath with shower attachment, skylight, heated towel rail, and frosted window. This space can easily be reconfigured to create a self-contained living area, particularly when combined with bedroom three.

Exterior & Grounds

The property sits within beautifully presented gardens to the front and side, featuring artificial lawn and a resin patio area enclosed by a gated entrance at street level. Steps lead up to a stunning sun terrace with composite decking, stainless steel balustrade, and glass panels — the perfect place to relax and enjoy the far-reaching views across Shelf, neighbouring villages, and a private fishing lake.

Agent Notes & Disclaimer

The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.





