



1 Windmill Square, Stanage Lane, Shelf, Halifax, West Yorkshire, HX3 7BL
Asking Price £495,000

HAMILTON BOWER are pleased to offer FOR SALE this well-presented and substantial FOUR BEDROOM SEMI-DETACHED FAMILY HOME located on a private development in Shelf, Halifax - HX3. With two en-suite bedrooms, three reception rooms, and with high specification throughout, we expect this property to be popular with family buyers seeking a large family home in the area. The property is set over four floors with generously proportioned rooms throughout, offers extension potential above the double garage (STPC), and offers far-reaching views to the front. Internally comprising; entrance hall, dining kitchen/sitting, lounge, utility room, wc, two en-suite bedrooms, two further double bedrooms, house bathroom, gym, cinema room/library, home office, double garage with extension potential above (STPC). Externally the property has a private low-maintenance garden to the rear with bi-folding doors and a private driveway with electric gate to the front. The property has had a new boiler fitted which offers a 7 year guarantee, and features double glazing and central heating throughout.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Entrance

Entrance with access to all ground floor rooms via composite door.

Dining Kitchen / Sitting



The hub of this family home - open-plan dining kitchen with accompanying utility room and sitting area. Contemporary kitchen with high specification and bi-folding doors to the garden.

Lounge



Spacious lounge with a view to the front of the property, central fireplace and space for a large suite.

Utility Room



Utility room with access from the kitchen and to the garage, offering plumbing and power for appliances.

Double Garage

Double garage to the end of the driveway with internal access via the utility room.

With power supply, rear access to the garden and offering further parking or conversion potential (STPC).

WC



Ground floor WC with wash basin and access from the entrance hall.

LOWER GROUND FLOOR

The lower ground floor comprises of three rooms offering versatile use.

Cinema Room / Library



Expansive cinema room/library to the lower ground floor with space for a large suite.

Gym



Home gym with ample room for apparatus and machines.

Home Office



Single room used as a home office with room for a desk and furniture.

FIRST FLOOR

Bedroom



En-suite bedroom to the first floor front of the property. Offering space for a large bed, side tables and wardrobes.

En-Suite



En-suite shower room with contemporary three-piece suite - walk-in shower, wc, wash basin and towel rail.

Bedroom



Second first floor bedroom, a double room with ample space for a large bed, side tables and wardrobes.

Bedroom



Third first floor bedroom, a double room with ample space for a large bed, side tables and wardrobes.

Bathroom



House bathroom with matching three-piece suite - jazuzzi bath with overhead shower, wc, wash basin and towel rail.

SECOND FLOOR

Primary Bedroom



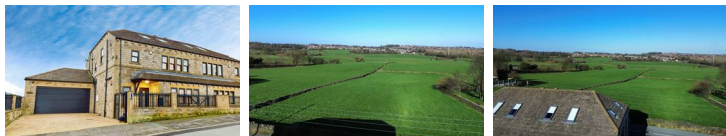
Generous primary bedroom to the top floor with dual-aspect skylight windows and accompanying en-suite shower room. Offering ample space for a large bed, side tables and a dressing area with wardrobes.

En-Suite



En-suite shower room with skylight window, eaves storage and three-piece suite - shower, wc, wash basin and towel rail.

EXTERNAL



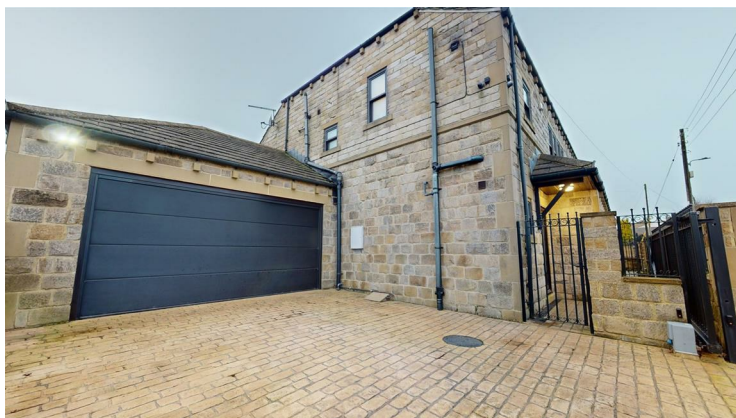
Rear



Private garden to the rear of the property with access via the bi-folding doors or rear garage access point.

The garden is low-maintenance with astroturf grass, surrounding shrubs and offering an ideal sun-trap, having a south-west facing garden.

Front



Electric gated driveway offering parking for a minimum of two cars, with the garage offering space for a further two.

