9 Green Lane

Shelf, Halifax, HX3 7TR

A beautifully renovated home with luxurious finishes, a south-facing garden, and a detached annexe with further development potential

Charnock Bates

The Country, Period & Fine Home Specialist


10



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Shelf

Halifax

HX3 7TR

Offers over: £550,000

At a glance

- **Extensively renovated three-bedroom semi-detached home, offered with no chain**
- **Detached annexe with planning permission for a pitched roof and additional first-floor bedroom and bathroom.**
- **New roof, full rewire, insulation and upgraded central heating**
- **Electric underfloor heating throughout the main house**
- **Cat6 hardwired internet connections in every room and full surround-sound system**
- **Impressive open-plan living kitchen with NEFF appliances and quartz work surfaces**
- **Separate lounge and dedicated snug with media wall and electric living-flame fire**
- **Three well-proportioned bedrooms, including a principal bedroom with vaulted ceilings and exposed beams**
- **South-facing tiered garden with extensive composite decking**
- **Resin driveway for approximately five vehicles, electric gates and EV charging point**

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A beautifully renovated home with luxurious finishes, a south-facing garden, and a detached annexe with further development potential



Offering an impressive combination of contemporary living and versatility, this extensively renovated three-bedroom semi-detached home features a superb open-plan living kitchen with NEFF appliances and quartz work surfaces, a separate lounge, and dedicated snug.

The specification includes electric underfloor heating, Cat6 hardwired internet, and a full surround-sound system.

Outside, a south-facing tiered garden with extensive composite decking complements a resin driveway providing parking for approximately five cars. A particularly distinctive feature is the detached annexe, currently arranged as an entertaining space with a bar, kitchenette, and shower room, with planning permission for a pitched roof and additional first-floor accommodation incorporating a bedroom and bathroom. This property is offered with no chain.





Ground floor

ENTRANCE PORCH

A practical entrance space providing room for coats and shoes, with a glazed door opening into the lounge.

LOUNGE

A welcoming reception room with a large front-facing window, allowing plenty of natural light. A gas stove-style fire creates an attractive focal point, while a recessed TV nook allows the screen to sit neatly flush with the wall. The television may also be available by separate arrangement. Sliding pocket doors connect the lounge to the impressive living kitchen, allowing the two spaces to be enjoyed together or independently.





LIVING KITCHEN

The heart of the home is this impressive open-plan space, combining a contemporary kitchen with generous room for dining and everyday living.

Fitted with an extensive range of Shaker-style wall, drawer and base units, the kitchen is finished with white quartz work surfaces featuring an attractive ogee edge. A substantial central island incorporates a breakfast bar with comfortable seating for four, providing an ideal setting for informal dining and entertaining.

The specification is particularly impressive, with an extensive range of integrated NEFF appliances, including a downdraft hob, dishwasher, washer dryer, twin ovens – one featuring a convenient tilt-and-slide door – wine cooler and double fridge freezer.

A staircase rises to the first floor, while the open-plan arrangement continues into a dedicated snug area.

SNUG

Forming part of the open-plan living kitchen, the snug provides a more relaxed space to unwind. A contemporary media wall incorporates a 4,000kW electric living-flame fire, creating an attractive focal point.

Bi-fold doors open onto the rear garden, with vacuum-sealed blinds integrated within the glazing, providing privacy and light control without the need for additional window dressings.















First floor

LANDING

The first-floor landing features a contemporary glass balustrade, complementing the modern finish throughout the home.

PRINCIPAL BEDROOM

An impressive bedroom with high vaulted ceilings and exposed timber beams, creating a wonderful sense of space. An electric skylight brings additional natural light into the room, while a large picture window overlooks the front of the property.

BEDROOM TWO

A well-proportioned double bedroom, offering comfortable accommodation and flexibility for family members or guests.

BEDROOM THREE

Another double bedroom, featuring a particularly generous picture window which frames far-reaching views. Its south-facing aspect provides an appealingly bright outlook.

FAMILY BATHROOM

The contemporary bathroom is fitted with a bath incorporating a rainfall shower and separate adjustable pencil shower attachment. A floating drawer unit supports the wash basin, complemented by an illuminated mirror, brass fixtures and fittings, and a heated towel rail. A WC completes the facilities.


LOVE
LOVE
LOVE
LOVE











Detached annexe

A particularly distinctive feature of the property is the detached annexe, currently configured as an impressive leisure and entertaining space.

Fully electric and equipped with air conditioning and a full SONOS surround-sound system, the building benefits from an impressive 5-metre bi-fold door, extending to approximately 6 metres including the additional door.

The bar area comfortably accommodates six people, creating an excellent space for entertaining, while the adjoining kitchenette is fitted with an oven, induction hob, twin beer fridges, dishwasher, and sink with drainer. The oven has never been used.

A shower room provides further convenience, fitted with a RAK Ceramics WC and wash basin set upon a cupboard unit.

Planning permission (25/01252/FUL) was granted on 14 January 2026 for the installation of a pitched roof to the existing outbuilding, incorporating a flat-roof dormer to create an ancillary annexe with additional first-floor accommodation. The approved plans show provision for a bedroom and bathroom, offering the opportunity to create a more substantial space for family members, older children or guests.




Murphy's







Outside

FRONT

A gateway opens onto a flagged patio and the main entrance, providing an attractive approach to the property.

REAR GARDEN & PARKING

The rear garden enjoys a desirable south-facing aspect and has been arranged over tiers, with extensive composite decking providing a low-maintenance setting for outdoor dining, entertaining and relaxation.

A full resin driveway provides parking for approximately five vehicles and is secured by electric gates. Further practical features include an EV charging point and two external water taps.

CELLAR

Accessed externally, the cellar houses the boiler and associated services, with the heating system operated through a Hive smart control system. A lockable door provides separation from the main accommodation.

The property also benefits from a full-vision CCTV system, with cameras positioned around the house.





Key information

- **Fixtures and fittings:**
  Only fixtures and fittings mentioned in the sales particulars are included in the sale.
- **Wayleaves, easements and rights of way:**
  The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

TENURE	Freehold
CONSTRUCTION	Stone
PROPERTY TYPE	Semi-detached
PARKING	Resin driveway providing parking for approximately five cars, with electric gates and an EV charger
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band D
EPC RATING	E
ELECTRICTY SUPPLY	Mains (E.ON)
GAS SUPPLY	Mains (E.ON)
WATER SUPPLY	Mains (Yorkshire Water)
SEWERAGE	Mains (Yorkshire Water)
HEATING	Gas central heating and electric underfloor heating throughout the main house.
BROADBAND	Cat6 hardwired internet connections throughout
MOBILE SIGNAL	Good outdoor (Ofcom Mobile Coverage Checker)

Location

Situated in the popular village of Shelf, 9 Green Lane offers a convenient position between Halifax and Bradford, combining village amenities with excellent access to the wider Calderdale and West Yorkshire area.

Shelf provides a range of everyday amenities, with nearby villages and towns offering further shops, cafés, pubs and leisure facilities. Halifax town centre is within easy reach, while the neighbouring centres of Brighouse, Queensbury and Bradford provide additional shopping, schooling and recreational opportunities.

For commuters, the property is well placed for access to the A6036 and wider road network, connecting to Halifax, Bradford and the M62 motorway. Railway stations in Halifax and Brighouse provide further connections across the region.

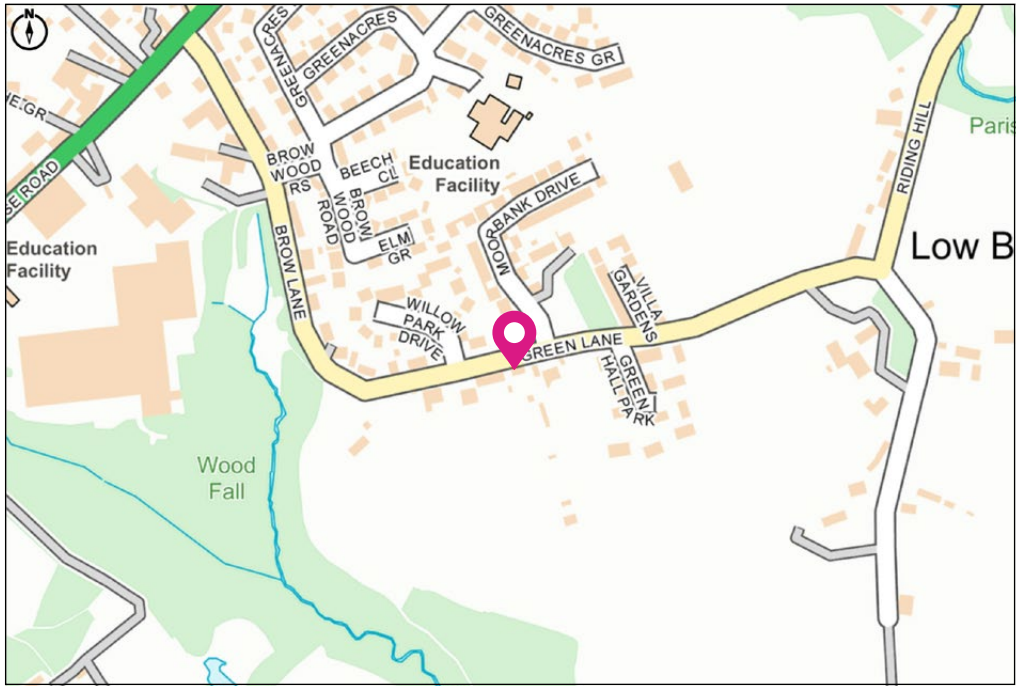
The surrounding countryside offers plenty of opportunities to enjoy the outdoors, with the landscapes of Calderdale and the nearby Pennines providing an appealing backdrop for walking and recreation.

The property benefits from the following planning permissions:

- 25/01252/FUL: Granted on 14 January 2026 for a pitched roof to the existing outbuilding, incorporating a flat-roof dormer to create an ancillary annexe with additional first-floor accommodation. The approved plans show provision for a bedroom and bathroom.

Further details of the approved schemes and any associated planning conditions should be obtained from the selling agent.

A viewing is essential to appreciate the quality of the renovation, impressive specification, and exceptional versatility on offer.



Get in touch to arrange your private tour today.

Charnock Bates

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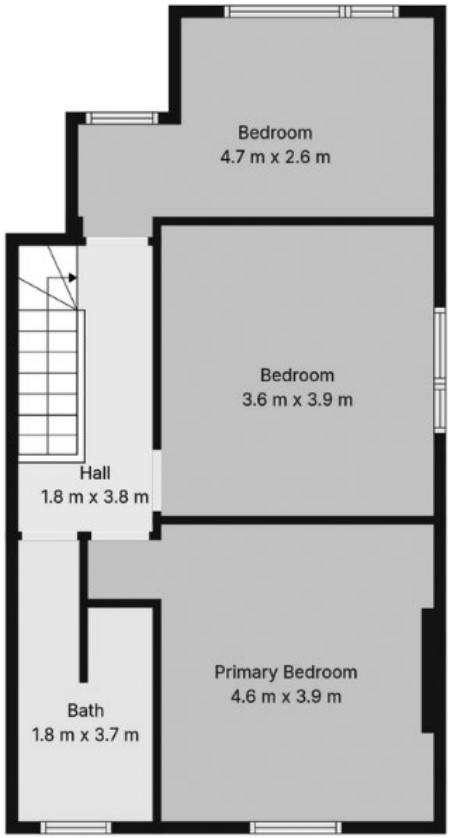
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Floor plans

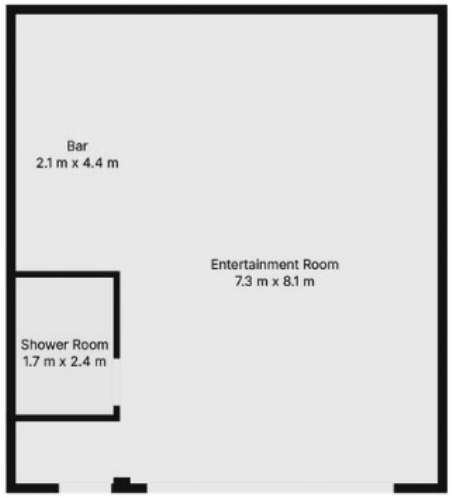
Ground floor



First floor



Annexe



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Total approximate floor area:
1,270.14 sqft (118m²)

Please note: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

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