



2a Brow Lane, Shelf, Halifax, HX3 7QJ

**** FANTASTIC EXAMPLE OF ITS TYPE **** STEP INSIDE THIS SUBSTANTIAL STONE BUILT DETACHED PROPERTY of which the current owners have made vast improvements over recent months. The property has versatile living accommodation which lends it to all variety of buyers! Welcoming entrance hallway with open stairs to the first floor provides access to the ground floor main reception room, modern SHOWER ROOM, PLUS the converted garage with kitchen area that would be ideal for those looking to work or run a business from home OR an ideal space for dependant relatives. Additionally, there is a well equipped kitchen with utility room off, dining area and additional sitting room to the ground floor . To the first floor the property continues to give with FIVE DOUBLE BEDROOMS and FOUR PIECE FAMILY BATHROOM. Externally, the front of the property allows parking for several cars with additional garden space. To the rear the enclosed large back garden has a raised decking area, paved seating, plenty of lawn and additional space to the side. A lovely place for family entertainment. Situated within this HIGHLY SOUGHT AFTER and WELL REGARDED village of Shelf HX3, well placed for many of village amenities and good links for commute to neighbouring towns and cities. Viewing is STRONGLY ADVISED

Offers in the region of £475,000

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ENTRANCE HALLWAY

Laminate flooring, open stairs to first floor

LOUNGE 19'7" x 11'6" (5.97m x 3.5m)

Formal reception room which an IMPRESSIVE FEATURE FIREPLACE housing stove, recently re-carpeted

DINING ROOM 10'7" x 11'9" (3.23m x 3.58m)

Laminate flooring, opening to the kitchen and provides access to the sitting room

SITTING ROOM 11'6" x 11'9" (3.5m x 3.58m)

Relaxing room looking out over the gardens with patio doors

KITCHEN 16'4" x 9'8" (4.98m x 2.95m)

Good size, well equipped breakfast kitchen with an array of wall and base units, worktops to incorporate breakfast bar, sink and drainer, space for range cooker with extractor hood, plumbing for washer/dishwasher, splash back tiled walls and laminate flooring

UTILITY ROOM 7'9" x 5'10" (2.36m x 1.78m)

Matching units from the kitchen, worktops, plumbing for washer and space for dryer

SHOWER ROOM

Shower cubicle, W.C and vanity style sink

OFFICE/BEDROOM SIX 16'4" x 13'6" (4.98m x 4.11m)

A fantastic versatile room which can be used as office space, business from home or an additional bedroom

KITCHENETTE 8'2" x 5'10" (2.5m x 1.78m)

Selection of wall and base units, worktop with sink and drainer, free standing cooker, plumbing for washer and space for fridge freezer

FIRST FLOOR

Open landing area with separate W.C off

MASTERN BEDROOM 16'4" x 13'7" (4.98m x 4.14m)

Beautiful size master bedroom with 3 windows allowing plenty of natural light

BEDROOM TWO 11'6" x 11'6" (3.5m x 3.5m)

BEDROOM THREE 11'6" x 9'4" (3.5m x 2.84m)

BEDROOM FOUR 10'8" x 9'4" (3.25m x 2.84m)

BEDROOM FIVE 10'7" x 8'6" (3.23m x 2.6m)

FAMILY BATHROOM

Four piece family bathroom with panelled bath, separate oversize shower cubicle, vanity style sink and W.C

OUTSIDE

Block paved drive to the front of the property allowing parking for several cars additional lawned garden. Gated access to either side of the property allowing access to the rear. Good size family garden to the rear with raised decked seating area, patio, lawns with shrub borders and fruit trees, additional pebbled garden to the side.

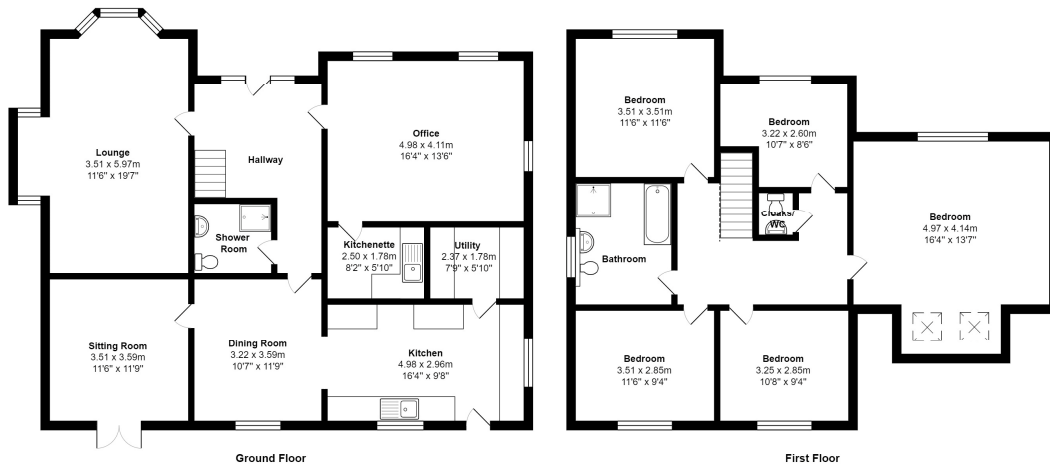
FURTHER INFORMATION

Council Tax - Band F

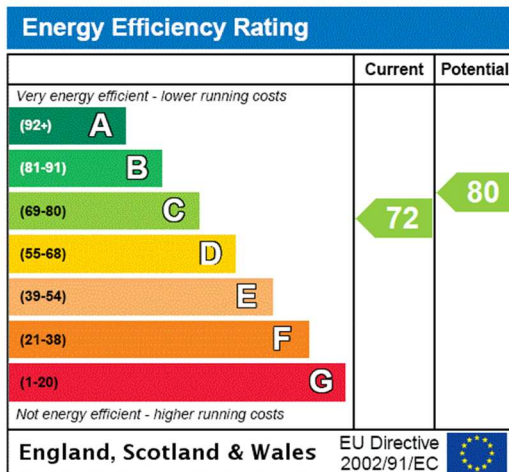
Tenure - Freehold

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Total Area: 200.1 m² ... 2154 ft²
 All measurements are approximate and for display purposes only



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