



5 Glencoe, Shelf, Halifax, HX3 7PG

**** STUNNING MODERN DETACHED ** TUCKED AWAY LOCATION **** Conveniently located in the heart of Shelf village close to amenities, good schools and regular city centre bus routes. Individually designed, four bedroom detached home offering stylish family accommodation in a delightful courtyard setting. Contemporary design and offering high quality fixtures and fittings throughout, this property has a well planned internal layout within the generously proportioned rooms that include an en-suite master bedroom, spacious lounge and a fabulous dining kitchen / family room with spiral stairs access to the lower ground floor space that has ample amounts of opportunity to be converted into additional accommodation (subject to the relevant permissions). Sat on an enviable plot with balcony garden, additional gardens to three sides including a large decked seating area ideal for family entertainment. Ample parking, double garage and so much more. **FANTASTIC OPPORTUNITY AND ONE NOT TO BE MISSED BOOK YOUR VIEWING TODAY**

£480,000

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ENTRANCE

Inviting entrance hallway. Fully tiled floor and understair cloakroom

CLOAKROOM

Sink, W.C and fully tiled

LOUNGE 27'3" x 11'9" (8.3m x 3.58m)

Spacious former sitting room with dual aspect windows and remote control wall mounted fire

FAMILY DINING KITCHEN 22' x 18'5" max (6.7m x 5.61m max)

Bespoke dining kitchen area with patio doors leading to the balcony seating area. Fitted with a selection of wall and base units finished in white gloss with inset lights to kick boards. Twin eye level oven, 5 ring gas hob set with central island, extractor, sink and drainer. Integrated dishwasher and fridge freezer. Tiled flooring and open spiral stairs leading to ground floor

FIRST FLOOR

MASTER BEDROOM 15'3" x 11'9" (4.65m x 3.58m)

Far reaching views and access to the En-suite

EN-SUITE

Corner shower cubicle, vanity style sink and W.C. Fully tiled

BEDROOM TWO 15' x 10'7" (4.57m x 3.23m)

Access to family bathroom which is also accessed from landing

BEDROOM THREE 11'9" x 11'6" (3.58m x 3.5m)

BEDROOM FOUR 11'5" x 10'5" max (3.48m x 3.18m max)

FAMILY BATHROOM

Freestanding double ended bath with shower over and screen. Vanity style sink, W.C and heated towel radiator. Fully tiled

LOWER GROUND FLOOR

Internal and external access

DOUBLE GARAGE 27'10" x 18'3" (8.48m x 5.56m)

Remote control up and over door

STORE ROOMS

Two additional store rooms, both with power and light

INTERNAL HALL

With access to spiral stairs which leads to the kitchen

UTILITY ROOM

Selection of base units, plumbing for washer and space for dryer. Sink and drainer

OUTSIDE

Open drive to the front allowing ample parking. Access to the double garage. Lawned gardens to both sides leading to a large decked seating area. Outside tap

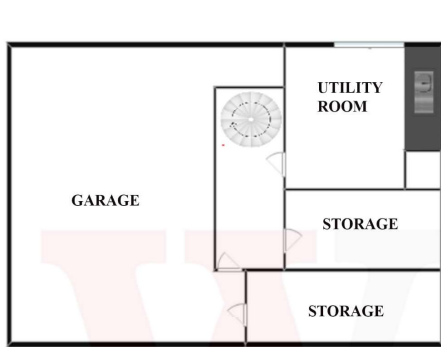
FURTHER INFORMATION

Council Tax - Band F

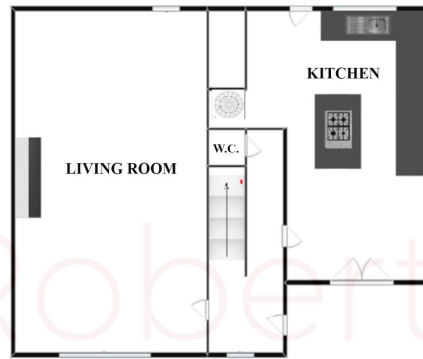
Tenure - Freehold

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.





LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	77	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	