



2 The Pastures, Shelf, Halifax, Yorkshire, HX3 7UE Asking Price £550,000

HAMILTON BOWER are pleased to offer FOR SALE this sizeable and semi-rural FIVE BEDROOM DETACHED FAMILY HOME located on a private gated development with far-reaching views in Shelf, Halifax - HX3. Set over three floors with two en-suite bedrooms, a contemporary open-plan dining kitchen, high-quality fixtures and fittings throughout, and within close proximity to local schools, we expect this property to be popular with family buyers seeking a home in the local area. Internally comprising; entrance hallway, open-plan dining kitchen/living, utility room, lounge, WC, single garage, three first floor double bedrooms (one with en-suite), house bathroom, second floor primary bedroom with en-suite, bedroom/home office. Externally the property has low-maintenance gardens to the front and rear, a patio area accessible from the bi-folding kitchen doors which is ideal for outdoor seating, a double driveway, and a secure gated entry system to the development.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Dining Kitchen



The hub of this family home, fantastic open-plan dining kitchen/living with bi-folding doors to the garden and an accompanying utility room.

With tiled flooring and wall-panelling, the room has a central island and offers ample room for a family dining table and L-shaped sofa suite as seen.

The kitchen is fitted with a wide range of wall and base units with complementary granite worktops and upstands.

Appliances - induction hob with downdraft extractor fan, tower unit double oven with warming draw, grill, microwave, dishwasher, fridge/freezer, integrated coffee machine and sink with drainer.

Lounge



Well-presented lounge to the front of the property with access from the entrance hall.

With hard-wood flooring, wall-panelling, wood-burning stove and room for a large suite as seen.

Utility Room



Utility room leading through from the kitchen with access to the garage and to the garden.

The utility is fitted with matching units and worktops to the kitchen, and has a sink with drainer and power/plumbing for appliances.

WC



Ground floor WC leading off the entrance hall with wash basin and tiled flooring.

Garage



Single garage to the front of the property with electric door and internal access from the utility room.

The garage offers power for further appliances, and offers ideal storage space for this family home.

FIRST FLOOR

Bedroom



Generous double bedroom with en-suite to the first floor with a view to the front elevation.

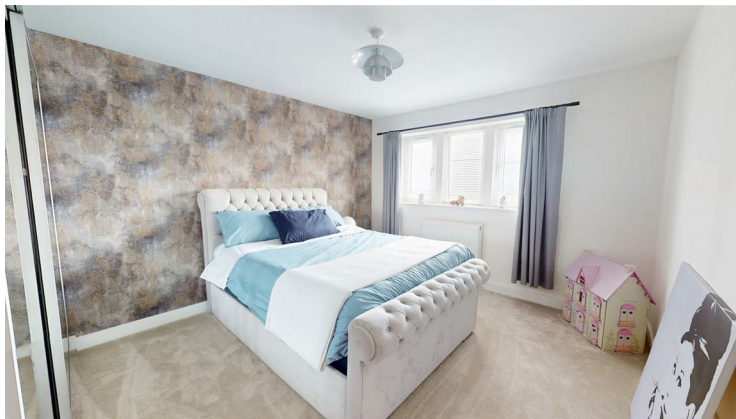
With hard-wood flooring, storage closet and ample room for a large bed with side tables and wardrobes.

En-Suite



En-suite shower room with matching white three-piece suite as seen - corner shower, wc, wash basin and towel rail.

Bedroom



Generous double bedroom to the rear of the first floor with a view to the garden. Offering ample room for a double with side tables and wardrobes as seen.

Bedroom



A further first floor double bedroom, with a view to the garden. Offering ample room for a double with side tables and wardrobes as seen.

Bathroom



Generous house bathroom to the first floor with tile-effect flooring and frosted window.

Fitted with a matching four-piece suite - free-standing tub bath, corner shower, wc, wash basin and towel rail.

SECOND FLOOR

Primary Bedroom



Ideal for this family home, spacious primary double bedroom with dual-aspect skylight windows. With laminate flooring, full-length fitted wardrobes and accompanying en-suite shower room.

En-Suite



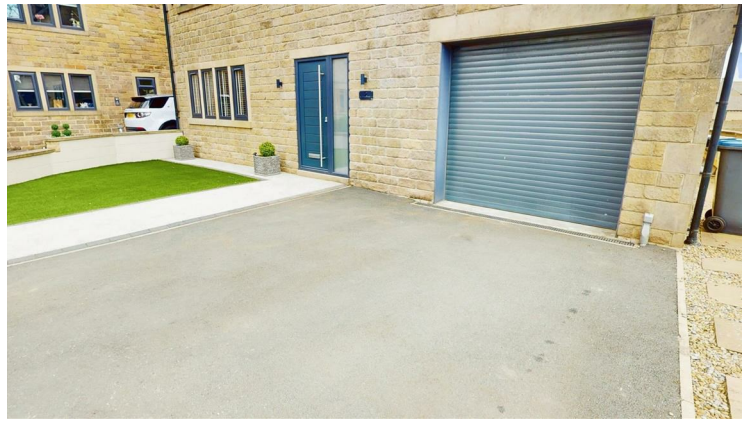
Primary en-suite shower room with contemporary three-piece suite - corner shower, wc, wash basin and towel rail.

Bedroom/Home Office



Second floor single bedroom/home office with a view to the side of the property.

Ideal for a child's bedroom, dressing room for the primary bedroom, or as seen as a home office.



Double driveway to the front of the property which leads to the single garage, and a tidy astroturf area to the side of the path to the front door.

EXTERNAL



Rear



Low-maintenance garden to the rear of the property with access via the bi-folding kitchen doors or utility room.

With far-reaching views over the neighbouring countryside and decked patio area offering an ideal space for outdoor seating and entertaining.

Front

