



**Green Lane Cottage Soaper Lane, Shelf, Halifax, HX3 7PS**  
**Offers Over £350,000**

A splendid THREE BEDROOM property ideally located with fantastic views in the ever popular Shelf. This well presented home forms part of a converted farmhouse with an additional living space added in the form of an extension with works completed in 2016. There is off road parking and well manicured gardens to complete this wonderful home.

EPC RATING - E

COUNCIL TAX BAND - D

In person viewing is essential to appreciate this fantastic property. Located in a select development of converted farm buildings and new builds, the property enjoys an enviable position with open aspects to enjoy from the large plot. Internally, the residence offers a fabulous blend of character features and modern home comforts to create a wonderful family home.

## GROUND FLOOR

### ENTRANCE

Entrance area open to the lounge and stairs to the first floor.

### LOUNGE

Cosy and inviting main reception space, a lounge with feature wood burning stove set within an exposed stone fire place. There are double glazed doors opening to the decking area. Exposed beams and a central heating radiator.

### DINING KITCHEN

Fabulous dining kitchen with double glazed windows to three sides allowing the space to flood with natural light. There are fitted wall and base units to two sides with oak work surface over incorporating a stainless steel sink and mixer tap. Integrated appliances include a fridge freezer, dishwasher and an electric oven with gas hob and extractor fan over. The room can accommodate a large dining table and is finished with a central heating radiator and oak flooring

### UTILITY ROOM

A spacious utility area with door to the rear garden area. Fitted base units with a contrasting work surface over incorporating a stainless steel sink and mixer tap. There is plumbing for a washing machine, tiled flooring, a central heating radiator and a double glazed window.

### OFFICE

Formerly a ground floor shower room which could be easily converted back if required, this room is currently utilised as a home office with wall mounted heater and double glazed window.

## FIRST FLOOR

### LANDING

With a vaulted ceiling and exposed beam, central heating radiator and a double glazed window with fabulous views.

### BEDROOM

Double bedroom with a vaulted ceiling and exposed beams. Central heating radiator, fitted wardrobes and double glazed window offering pleasant views.

### EN-SUITE

Fitted with a low flush w.c, hand wash basin and shower housed within a curved glass screened cubicle. Tiled flooring and a heated towel rail.

### BEDROOM

A second double bedroom to the front elevation with a double glazed window, again with views and a central heating radiator.

### BEDROOM

Good size third bedroom to the rear elevation with a double glazed window with far reaching views and a central heating radiator.

### BATHROOM

High end fitted bathroom suite in white, comprising of a low flush w.c, hand wash basin and bath with shower and screen over. The vaulted ceiling gives an airy feel and the room is finished with a double glazed window, tiled flooring, heated towel rail and a useful storage cupboard.

### EXTERNAL

The property sits on a good size plot with a fantastic open views. To the front there is an area of decking providing a lovely place to sit and enjoy the open aspect. Furthermore there are lawns, and pathway leading to a parking area which can accommodate several vehicles. To the side there are raised planters and as you move on to the rear an array of mature plants, trees and shrubs.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	