

Charnock Bates

The Country, Period and Fine Home Specialist



The Paddock
Shelf Moor Road, Shelf, HX3 7PL





The Paddock

Shelf Moor Road
Shelf
HX3 7PL

Price: £625,000





Summary Description

The Paddock is a substantial five bedroom detached home enjoying an elevated position overlooking exceptional landscaped gardens and mature woodland. This property has been sympathetically extended by the current owners to a high standard with the addition of a bar/garden room, two further bedrooms and dining/living space with balcony providing an ideal place to relax. Offered to the market with no upper vendor chain this property requires an early inspection to be truly appreciated.

The internal accommodation briefly comprises; open plan living/kitchen, lounge, store, utility and WC to the ground floor. Bar/garden room to the lower ground floor. Five bedrooms, two benefiting from an ensuite and house bathroom to the first floor. Externally the property benefits from a garage with parking to the front elevation. Boasting stunning landscaped gardens to the rear providing multiple entertaining and seating areas whilst enjoying a private woodland location.

Location

The property is ideally situated for a wide range of local amenities offered within Shelf, Northowram and Hipperholme. Benefitting from excellent commuter links to both Bradford and Halifax along with access to the M62 motorway network and train connections available from Brighouse and Halifax stations. Close to rural areas including Coley and Shibden Valley, the area is popular with walkers taking advantage of the numerous bridleways and public footpaths.



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General Information

Access is gained to the property via a uPVC door into the fantastic open plan living/kitchen area offering an extensive range of light grey fitted wall, drawer and base units with contrasting granite work surfaces, undermounted stainless steel sink with mixer tap and central island. With inset ceiling spotlights, exposed beams, freestanding range cooker with electric hob and overhead extractor hood. Integral appliances include dishwasher and fridge.

The spacious living kitchen benefits from a generous cloak cupboard and sliding doors which lead out on to the rear paved balcony, ideal for summer evenings when entertaining family and friends. The whole room is complemented with having solid oak flooring throughout. Positioned off the living kitchen is the store with electric power points providing ample storage.

Completing the ground floor accommodation is the spacious lounge with a bay window to the rear elevation, inset ceiling spotlights, exposed beams and multifuel stove set within a stone hearth. An open staircase from the living kitchen leads down to the bar/garden room which is perfect for entertaining with the option to be utilised as a second reception room. With understairs storage cupboard, tiled flooring, windows to the side elevations along with uPVC and bifold doors leading out to the rear garden.









The first floor landing accesses five bedrooms and house bathroom. The spacious principal bedroom benefits from a window to the rear elevation enjoying far reaching views, built in walk in wardrobe and dressing table. A timber door leads through to the ensuite bathroom with panelled bath, wash hand basin with underneath storage, walk in sliding door shower, WC, ladder chrome heated towel rail, tiled flooring and splashbacks.

Four further bedrooms are also positioned off the landing with bedroom two benefiting from an ensuite shower room with three piece suite.

Bedrooms two, three and four all enjoy far reaching views across the neighbouring woodland.

The house bathroom benefits from a three piece suite comprising of a panelled bath with overhead shower attachment, wash hand basin with underneath storage, WC, inset ceiling spotlights, chrome heated towel rail, tiled flooring and splashbacks.





Externals

Backing onto neighbouring woodland the exceptional rear garden has been landscaped by the current owners to create a truly unique space. With a manicured lawn area and a range of flower beds with mature shrubs and trees, along with a large split level decked terrace and paved patio area with glass balustrades which can be accessed internally from the living/ kitchen.

With further gazebo with electric heating and lighting, stream and pond with water feature providing an ideal place for entertaining, barbequing and al-fresco dining whilst enjoying views over the neighboring woodland where wildlife such as deers and ducklings can be seen. To the rear of the garden is a generous detached summer house with wifi and electric power points, perfect for those looking for space to work from home. To the front of the property is a garage and block paved driveway.

Fixtures and Fittings

Only fixtures and fittings specifically mentioned in the particulars are included within the sale. Items not mentioned such as carpets and curtains may be available subject to separate negotiation.





Local Authority

Calderdale MBC

Wayleaves, Easements, Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not. Please note our vendor has advised there is a public footpath to the far right elevation of the rear garden.

Services

We understand that the property benefits from all mains services except drainage which is via septic tank. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

Tenure

Freehold.

Directions

From Halifax Town Centre proceed along the A58 Godley Road towards Stump Cross. Upon reaching the traffic lights at Stump Cross stay in the left hand lane and proceed up the A6036 Bradford Road towards Northowram. Continue along the A6036 passing through Northowram until reaching Shelf roundabout, proceed straight forward onto Halifax Road. Continue forward then take a left turn on to Shelf Moor Road, continue forward until taking a left turn where indicated by a Charnock Bates board. Continue down the lane until reaching The Paddock as indicated by a sign above the garage.

For satellite navigation: **HX3 7PL**

EPC Rating

EER: Current 61 – Potential 81

Local Information

Nearest Stations

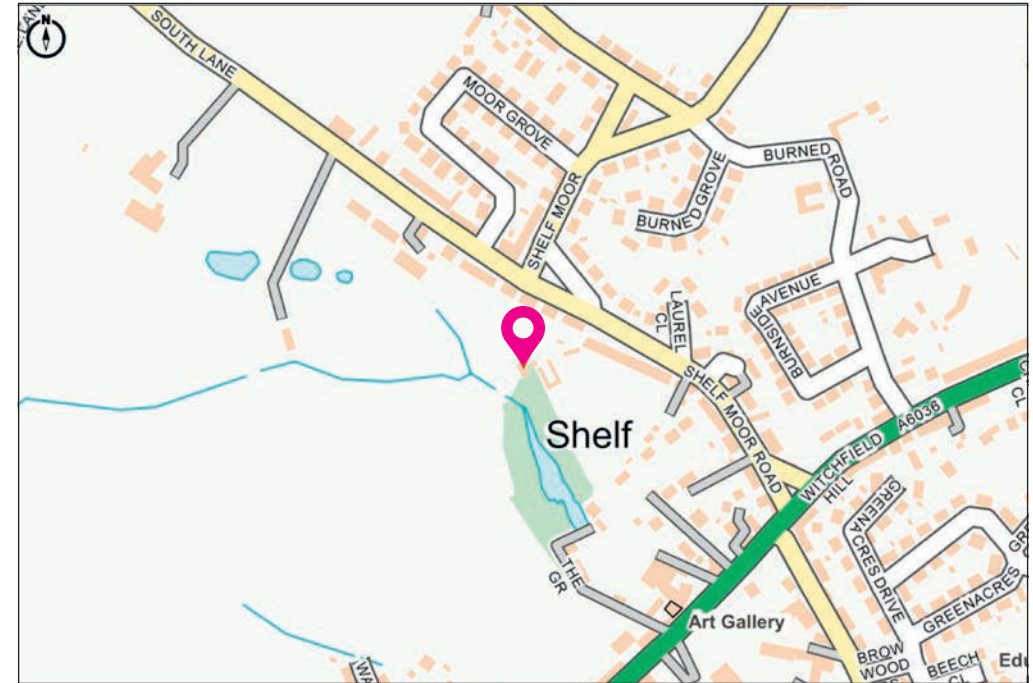
Low Moor	3.0 miles
Halifax	4.2 miles
Brighouse	4.9 miles

Nearest Schools

Shelf Junior and Infant	0.7 miles
Northowram Junior	1.7 miles
Hipperholme Grammar	2.4 miles
Lightcliffe Academy	3.7 miles

Motorway Network

Junction 26, M62	5.1 miles
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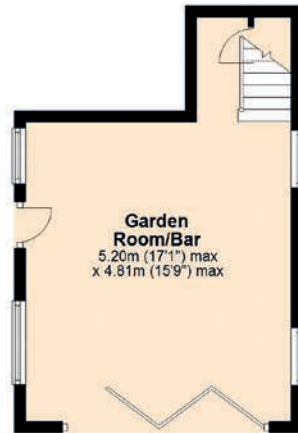


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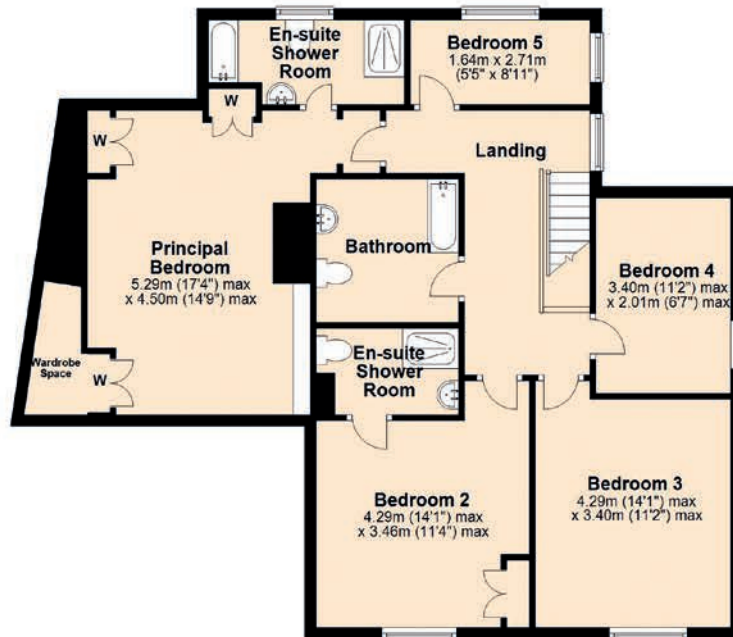


Floor Plans

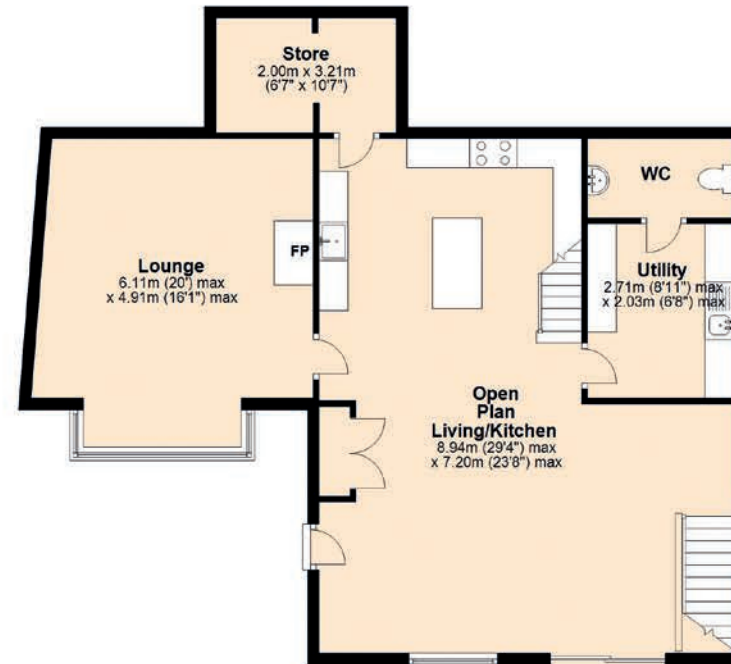
Lower Ground Floor
Approx. 20.4 sq. metres (219.6 sq. feet)



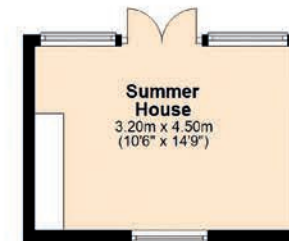
First Floor
Approx. 96.2 sq. metres (1035.3 sq. feet)



Ground Floor
Approx. 93.8 sq. metres (1009.2 sq. feet)



Summer House
Approx. 14.4 sq. metres (154.6 sq. feet)



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