

Peter David Properties

Residential Sales and Lettings

Villa Gardens Offers Over £380,000



Villa Gardens, Shelf

Description

Peter David are delighted to bring to the market this splendid five bedroom detached residence located in this popular residential area. Presented to a very high standard, this property will make a splendid family home which, as one would expect, benefits from modern conveniences such as gas central heating, PVCu double glazing and a security alarm system. With an integral double garage, an enclosed garden to the rear and off road parking to the front this home has a lot to offer. Excellent commuter links with convenient access to Bradford, Halifax, Brighouse and the Leeds/Manchester commuter belt via the M606/M62 road network only 10 minutes' drive away. Shelf is located on the outskirts of Halifax and has plenty to offer including local schools, shops and a local church amongst other facilities in the area. Set over three floors, the internal accommodation briefly comprises of an entrance hallway, living room, downstairs wc, large open plan dining kitchen with access to the garden, utility room, hallway staircase leading to three bedrooms with master en suite, house bathroom and stairs to a further two bedrooms with a further second house bathroom. There is ample living space in this accommodation so we would highly recommend an internal inspection to appreciate what is on offer and how beautifully presented this property is. Please direct your enquiry to the sales team and they will be happy to assist.

Features

- Detached stone built residence
- Double Garage
- Enclosed garden to the rear
- Off road parking to the front
- Five bedrooms including master en suite
- Superb open plan dining kitchen with integrated appliances
- Gas central heating throughout
- EPC Rating: B
- Excellent commuter links
- To view call the sales team 01422 366948

Accommodation

Entrance

Access via a composite door, into the hallway, having a central heating radiator, a staircase with wooden balustrade to the first floor and access door into the integral garage.



Lounge 6.55m (21'6") x 3.66m (12'0")

Spacious reception room with inset living flame gas fire, having PVCu double glazed French doors opening out to the rear garden, two central heating radiators, two double glazed windows to the side and double glazed bay window to the front of property.



Kitchen / Dining Area 5.54m (18'2") x 5.59m (18'4")

Impressive modern fitted kitchen with matching wall and base units with complimentary work tops, inset into which is a five ring gas hob with extractor fan above and having a central island unit incorporating a stainless steel sink with mixer tap. There is a built in electric oven and grill, integrated fridge freezer, integrated dishwasher, tiled flooring, PVCu French doors opening to the side, central heating radiator, having three velux windows and two double glazed windows to the rear.



Utility Room 2.77m (9'1") x 1.45m (4'9")

Having storage cupboard, with work tops, plumbing for washing machine, space for tumble dryer, central heating radiator and double glazed window to the side.



Downstairs WC

With wash basin, wall mounted chrome heated towel rail and frosted double glazed window to the side.

Garage 5.11m (16'9") x 4.72m (15'6")

Spacious double integral garage, providing ample storage.



En-suite Shower Room 1.40m (4'7") x 3.53m (11'7")

Fully tiled three piece suite comprising of WC, double wash basin and walk in shower, with wall mounted heated chrome towel rail and frosted double glazed window to the rear.



First Floor Landing

Having central heating radiator and double glazed windows to the front.



Bedroom Two 3.30m (10'10") x 5.61m (18'5")

Further large double room with fitted wardrobes, central heating radiator and double glazed window to the rear.



Bedroom One 5.03m (16'6") x 3.53m (11'7")

Large double room having fitted wardrobes, central heating radiator and double glazed window to the front.



Bathroom 1.78m (5'10") x 3.17m (10'5")

Fully tiled four piece suite comprising of WC, wash basin, bath and walk in shower, tiled flooring, wall mounted chrome heated towel rail and frosted double glazed window to the side.



Bedroom Three 2.44m (8'0") x 3.17m (10'5")

Single room with central heating radiator and double glazed window to the front.



Bedroom Five 3.38m (11'1") x 3.63m (11'11")

Large double room having central heating radiator, two velux windows and double glazed window to the rear.



Second Floor Landing

Having a velux window, central heating radiator and access door to under eaves storage.

Bedroom Four 5.33m (17'6") x 3.56m (11'8")

Large double room with central heating radiator, two velux windows and double glazed window to the side



External

To the front of the property there is a driveway providing off road parking, and there is a flagged patio area and garden with fencing surround, to the rear.



Bathroom Two 2.01m (6'7") x 2.13m (7'0")

Fully tiled four piece suite comprising of WC, wash basin, inset bath and walk in shower, wall mounted chrome heated towel rail and frosted double glazed window to the side of property.



Directions

Please use postcode HX3 7JW.



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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