



3 Spring Hall, Shelf, Halifax, West Yorkshire, HX3 7LL Offers Over £425,000

*UNIQUE AND CHARACTERFUL FAMILY HOME *PERIOD HOUSE WITH MANY ORIGINAL FEATURES*3/4 BEDROOMS*SEMI RURAL POSITION*CLOSE TO SHELF AND NORTHOWRAM

Hamilton Bower are delighted to offer FOR SALE this simply stunning 3/4 bed family residence. Spring Hall dates back to the mid 19th century and is full of character. It has retained many original features throughout including fireplaces and decorative plasterwork whilst also benefitting from modern improvements. The property comprises of entrance porch, ground floor WC, lounge, kitchen dining room, lower ground floor sitting room/bedroom, 3 first floor double bedrooms and a house bathroom. Set in a semi-rural position with attractive grounds and lovely local walks.

A PROPERTY THAT HAS TO BE SEEN TO BE FULLY APPRECIATED. CALL TODAY TO VIEW!!!

ENTRANCE PORCH



Leading to hallway with Yorkshire stone floor and stairs to the first floor.

GROUND FLOOR W.C



W.C and wash basin. Window to the front aspect.

LOUNGE

15'9" x 15'3" (4.81 x 4.66)



A very spacious, light and open living room with large bay front window, and side window offering an abundance of natural light. Beautiful original plasterwork around the walls and ceiling and a feature open fireplace with tiled inset and oak surround. Wood paneled windows give views of the garden.

DINING KITCHEN

16'10" x 15'10" (5.156 x 4.837)



The heart of this family home with many original and modern features mixed to form a lovely space. Great for everyday living as well as entertaining. A range of solid wood wall and base units with black granite work surfaces, a Belfast porcelain sink, plumbing for a dishwasher and washing machine, and gas cooker. Also features a Yorkshire stone floor and Victorian 'range' fireplace. Windows to the side and rear elevations with views over the garden, courtyard and fields. A second hallway leads to stairs down to the sitting room on the lower ground floor.

LOWER GROUND FLOOR BEDROOM/SITTING ROOM

18'8" x 14'10" (5.7 x 4.54)



Fantastic space which could be used as a sitting room, additional bedroom, office, gym or games room. Feature central fireplace and a window lit by a light well.

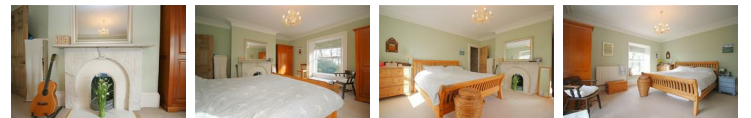
FIRST FLOOR



Landing with Victorian cast iron fireplace.

BEDROOM ONE

15'9" x 15'4" (4.825 x 4.683)



A stunning room with a flood of natural light from the large front and side windows. This room easily accommodates a superking sized bed. Feature original fire surround and coving around the ceiling. Views of the garden from both windows, with a window seat overlooking the front aspect.

BEDROOM TWO

12'7" x 9'8" (3.848 x 2.96)



Large double room with a large window with views over the courtyard and fields beyond.

BEDROOM THREE

12'9" x 7'1" (3.9 x 2.166)



Third double bedroom with a window to the front elevation overlooking the garden, again with a window seat.

BATHROOM



Well proportioned house bathroom suite with a P shaped bath, shower over with glass screen, WC and wash basin. Underfloor heating and heated towel rail and night lights. Frosted window.

EXTERNAL



Set within mature gardens with trees, shrubs, lawned areas, and flower beds. A main feature is the South facing patio area which is great for entertaining. It comes with ownership of the private drive which leads up from the road, and the parking area has space for several vehicles. It also has a double garage with power and an alarm system. Every window in the house has views over the garden or surrounding fields.

