



Lower Fold Barn Green Lane, Shelf, Halifax, West Yorkshire, HX3 7TR
Asking Price £750,000

STUNNING FAMILY HOME*BARN CONVERSION*FIVE BEDROOMS*COMMERCIAL YARD*STUNNING VIEWS

HAMILTON BOWER are delighted to offer FOR SALE this most impressive five bedroom detached barn conversion deep in the heart of the sought after village of Shelf. Early viewing is highly suggested to fully appreciate all this family home has to offer. Comprising of grand open entrance, lounge, dining kitchen, dining room, sitting room, second reception room, cloak room, utility room, five first floor bedrooms, master with en-suite and a house bathroom. The property sits in generous gardens with a large commercial shed currently being used as a tractor sales depot.

TO VIEW CONTACT HAMILTON BOWER TODAY!!!

ENTRANCE

Stunning entrance hallway with oak beams and a large window offering a flood of natural light.

LOUNGE

15'2" x 13'1" (4.64 x 4)

Spacious living room.

DINING KITCHEN

25'5" x 19'8" (7.75 x 6.01)

The hub of this stunning family home with a range of fitted wall and base units and contrasting work surface. A flood of natural light from windows to front and side aspects.

DINING ROOM

21'8" x 14'3" (6.62 x 4.36)

Spacious and light dining room.

SITTING ROOM

14'11" x 13'1" (4.56 x 4)

Good size reception room.

RECEPTION ROOM

16'7" x 9'8" (5.07 x 2.97)

Good size reception room.

UTILITY ROOM

9'8" x 8'0" (2.97 x 2.44)

CLOAK ROOM

W,C and wash basin.

FIRST FLOOR

Landing.

BEDROOM ONE

15'6" x 10'8" (4.73 x 3.27)

Large master suite.

EN-SUITE

BEDROOM TWO

20'9" x 18'3" (6.33 x 5.57)

A stunning bedroom with a walk in wardrobe area.

BEDROOM THREE

13'11" x 11'7" (4.26 x 3.54)

Good size double bedroom.

BEDROOM FOUR

15'6" x 9'6" (4.73 x 2.91)

Good size double bedroom.

BEDROOM FIVE


15'6" x 8'5" (4.73 x 2.59)

Good size double bedroom.

BATHROOM

EXTERNAL

The property sits in generous gardens with a large commercial shed currently being used as a tractor sales depot.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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