



**15 Moorbank Drive, Shelf, Halifax, West Yorkshire, HX3 7DT**  
**Offers Over £475,000**

**\*\*STUNNING FAMILY HOME\*\*ORANGERY\*\*OPEN PLAN LIVING\*\*MODERN DEVELOPMENT\*\*CORNER PLOT\*\***

HAMILTON BOWER are delighted to offer for sale this most impressive recently built four bedroom detached family home located in the much sought after village location of Shelf. Early viewing is highly suggested to fully appreciate all this stunning family home has to offer. Comprising of entrance hallway, ground floor W.C, lounge, dining room, open plan dining kitchen with orangery, utility room, converted garage office, four first floor bedrooms, master with en-suite and a house bathroom. Set on a corner plot with large private gardens to three sides with patio, decking and seating area. Driveway leading to a garage.

## ENTRANCE



Brand new composite front door with feature glass side panel. Solid oak Herringbone parquet flooring.

## W.C



W.C and wash basin with a gas central heating radiator.

## LOUNGE

15'2" x 13'6" (4.642 x 4.126)



Spacious living area with a feature Martin Miller glass gas fire. Window to front aspect with bespoke wooden white shutters.

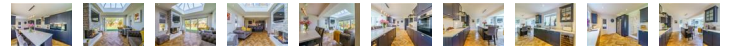
## DINING ROOM

12'4" x 9'1" (3.772 x 2.775)



## OPEN PLAN KITCHEN DINING

24'7" x 22'9" (7.495 x 6.940)



Stunning space, the hub of this executive family home. Feature fitted kitchen with a central island and eating area leading to an open light orangery with bi folding doors opening out onto the modern entertaining rear garden. Martin Miller 3 sided gas fire to orangery. The kitchen has granite work surfaces, integrated Bosch appliances with a dishwasher, washer, dryer and a large wine cooler. Instant hot water tap and waste disposal. A space that has to be seen to be fully appreciated. Finished with solid oak Herringbone parquet flooring and perfect fit blinds.

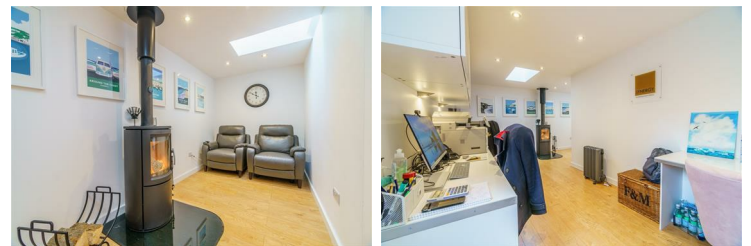
## UTILITY ROOM

7'5" x 6'5" (2.266 x 1.977)

Finished with solid oak Herringbone parquet flooring.

## OFFICE

18'8" x 17'3" (5.712 x 5.26)



The office has been created by converting the garage. A spacious and well presented office with a feature HETAS installed wood burning stove with a glass hearth.

## FIRST FLOOR



Landing.

## BEDROOM ONE

13'3" x 12'3" (4.061 x 3.756)



A fantastic master suite with a flood of natural light from the front elevation window. Fitted wardrobes. Bespoke white shutters.

## EN-SUITE



A three piece suite with a shower unit, W.C and wash basin.

## BEDROOM TWO

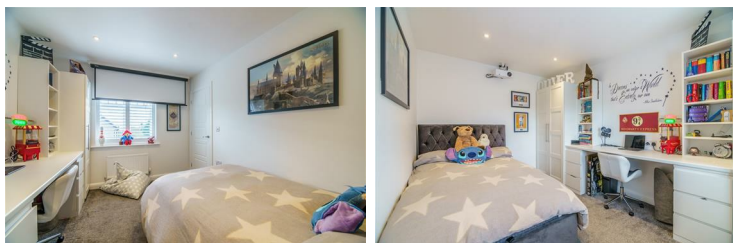
11'5" x 11'0" (3.487 x 3.362)



Good size double bedroom with a window to the elevation. Fitted wardrobes.

## BEDROOM THREE

12'0" x 9'1" (3.670 x 2.794)



Double bedroom with a range of fitted wardrobes and a window to elevation.

## BEDROOM FOUR

9'3" x 8'10" (2.842 x 2.704)



Good size fourth bedroom with a range of fitted wardrobes. Window to elevation.

## BATHROOM



A stunning four piece suite with a bath, shower unit with feature T.V in the wall, W.C, wash basin

## EXTERNAL



A stunning property set on a corner plot with private gardens to three sides. High quality Astroturf to the rear garden with a sunken seating area with fire pit. Hot tub house and area. Off road parking to the front leading to a garage.

