



**24 Bridle Stile, Shelf, Halifax, West Yorkshire, HX3 7NW**  
**Offers In The Region Of £650,000**

**\*PLANNING APPROVED FOR 2 FOUR BEDROOM DETACHED HOUSES\*FOUR BEDROOM DETACHED BUNGALOW\***

HAMILTON BOWER are delighted to offer FOR SALE this ideal family home which comes with large gardens having had planning consent for 2 detached four bedroom family homes recently granted. LOCATION LOCATION LOCATION. This large detached four bedroom true bungalow sits in 0.388 acres of land, set in one of the most sought after locations in the village of Shelf, close to the park and woodland. Early viewing is highly suggested to fully appreciate all that is on offer. Comprising of entrance, kitchen, dining room, lounge, sitting room, four bedrooms, bathroom and shower room. Ample parking, garage and grounds.

TO VIEW, CONTACT HAMILTON BOWER TODAY!!!

## ENTRANCE

## KITCHEN

14'5" x 7'6" (4.411 x 2.299)



Spacious kitchen with a range of fitted wall and base units with a contrasting work surface incorporating a stainless steel sink unit with a mixer tap. Windows to both front and rear aspects offer a flood of natural light. Four ring halogen hob with extractor over. Double oven. Integrated fridge and freezer. Ample seating at the breakfast bar finishes the kitchen area.

## UTILITY AREA

6'11" x 3'0" (2.117 x 0.926)

Stainless steel sink unit with a mixer tap. Plumbing for an automatic washing machine.

## DINING ROOM

13'2" x 9'4" (4.020 x 2.862)



Bay fronted room with a large window.

## LOUNGE

17'4" x 12'6" (5.297 x 3.833)



Bay fronted living area with a large window. Open fire.

## SITTING ROOM

16'8" x 11'5" (5.087 x 3.5)



Spacious and light sitting room with a feature oak fire place finished with a floral tiled inset and hearth.

## BATHROOM



Three piece white suite with a bath, mixer tap and shower head over, W.C and wash basin. Frosted window to aspect. Heated towel railing.

## BEDROOM

11'10" x 7'1" (3.613 x 2.168)



Good size double bedroom with a window to aspect.

## BEDROOM

13'1" x 9'11" (3.993 x 3.031)



Large double bedroom with a window to aspect.

## SHOWER ROOM



A four piece suite with a double shower, W.C, wash basin and bidet. Frost window to aspect.

## BEDROOM

9'10" x 4'11" (3 x 1.5)



Single bedroom. Window to aspect.

## BEDROOM

12'9" x 11'4" (3.9 x 3.464)



Master suite with an abundance of natural light from large window and French doors. Finished with a range of fitted furniture.

## EXTERNAL



Set on 0.388 Land area (acres) this ideal family bungalow boasts large gardens (see planning) to the side of the property, ample off road parking to the front and a garage and driveway to the side.

## PLANNING

Planning consent was recently awarded after appeal for 2 four bedroom detached to built in the grounds. file:///C:/Users/User%202/Downloads/19\_00440\_FUL-APPEAL\_DECISION-1277302%20(1).PDF

Two house types are as follows

A) file:///C:/Users/User%202/Downloads/19\_00440\_FUL-PLANS\_AND\_ELEVATIONS\_HOUSE\_TYPE\_A-1191970.PDF

B) file:///C:/Users/User%202/Downloads/19\_00440\_FUL-PLANS\_AND\_ELEVATIONS\_HOUSE\_TYPE\_B-1191971.PDF

For further information please visit Calderdale council planning website.

