



12 Green Lane, Shelf, Halifax, HX3 7TR

Offers Around £350,000

- Substantial Four Bedroom Semi-Detached Period Property
- Detached Garage, Established Gardens and Additional Outbuildings
- Former Doctor's Surgery Offering Character and Flexible Accommodation
- Versatile Second Floor Loft Room with Large Velux Window
- Full Refurbishment Project with Significant Potential to Add Value
- Highly Sought-After Shelf Location Close to Schools, Amenities and Transport Links

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Offered to the market with no onward chain is this substantial four-bedroom semi-detached period property, formerly a doctor's surgery and offering a rare opportunity to create a truly exceptional family home. Occupying a generous plot within the highly sought-after village of Shelf, the property has been in the same ownership for over fifty years and now requires a comprehensive programme of modernisation and refurbishment throughout. With spacious accommodation arranged over three floors, detached garage, established gardens and additional outbuildings, this is a fantastic project for those looking to renovate and add significant value in a highly desirable location.



Council Tax Band: C



Situated on the popular Green Lane in Shelf, this substantial character property presents an increasingly rare opportunity for purchasers seeking a renovation project with enormous potential. Formerly utilised as a doctor's surgery, the property offers extensive and flexible accommodation extending over three floors and occupies an attractive plot with mature gardens and useful outbuildings.

Having been lovingly owned by the same family for over half a century, the property now requires complete refurbishment throughout but offers all the ingredients to create an outstanding long-term family home.

The accommodation briefly comprises an entrance hallway leading to generously proportioned reception rooms and a spacious kitchen area. The layout offers excellent flexibility and scope for reconfiguration, extension or open-plan living, subject to any necessary consents.

To the first floor are four bedrooms and a shower room, whilst the second floor provides a further versatile loft room featuring a large Velux window, offering potential for a home office, hobbies room, occasional bedroom or additional living space.

Externally, the property enjoys established gardens which have matured over many decades, together with a detached garage and a range of useful outbuildings providing excellent storage or workshop potential.

Green Lane remains one of Shelf's most desirable residential locations, offering convenient access to local schools, village amenities, Halifax, Bradford and the M62 motorway network, making it particularly attractive for families and commuters alike.

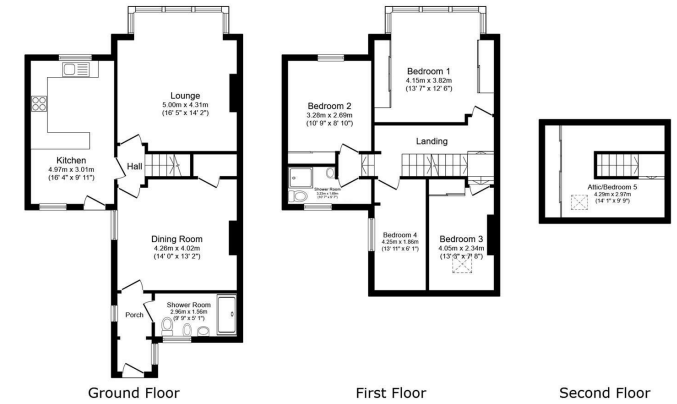
Properties of this size and character, requiring full renovation and offering such significant potential, rarely become available and early viewing is strongly recommended.

Agent Notes

The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.







Total floor area: 139.1 sq.m. (1,498 sq.ft.)
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