



14 Wharfedale Mount, Halifax, HX3 7NF

£290,000

- Spacious three-bedroom detached property
- Modern open-plan kitchen/diner with French doors
- Generous driveway providing parking for up to four vehicles
- Single garage offering secure parking and additional storage
- Private rear garden with patio and summer house
- Popular Shelf location close to schools, shops, and amenities

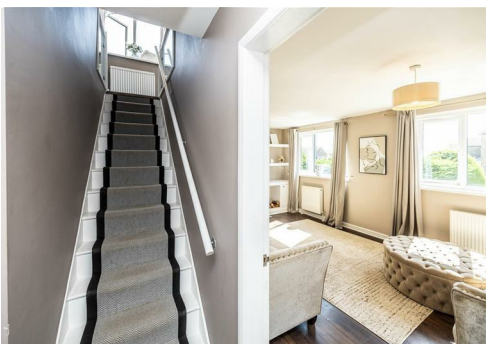
14 Wharfedale Mount, Halifax HX3 7NF

Three-Bedroom Detached Home | Driveway & Garage | Modern Kitchen/Diner | Popular Shelf Location

Situated in the heart of the popular village of Shelf, this well-presented three-bedroom detached home offers spacious and versatile accommodation, a modern kitchen/diner, generous driveway parking, a single garage, and a private rear garden. Ideally suited to families, first-time buyers, or those looking to upsize, the property is conveniently located close to local shops, schools, amenities, and transport links.



Council Tax Band: D



Ground Floor

Entrance Hall

Upon entering the property, you are welcomed into a spacious hallway providing access to the lounge, kitchen/diner, and staircase to the first floor.

Lounge

Positioned to the front of the property, the lounge offers generous space for comfortable seating and furniture. The room features a modern media wall and electric fire, while views over the front garden provide a pleasant outlook.

Kitchen / Diner

The kitchen/diner provides a modern and sociable heart of the home, featuring a practical G-shaped worktop layout and a comprehensive range of appliances including a fridge freezer, dishwasher, washing machine, electric hob, microwave, and oven.

French doors open directly onto the rear garden, creating a seamless connection between the kitchen and outdoor space and allowing plenty of natural light into the room.

First Floor

Master Bedroom

Positioned towards the rear of the property, the spacious principal bedroom comfortably accommodates a king-sized bed, bedside tables, dresser, and benefits from an integrated wardrobe.

Bedroom Two

A generously proportioned second bedroom offering ample space for a double bed, wardrobe, and additional furniture.

Bedroom Three

Currently utilised as a home office, this versatile room can accommodate a single bed and storage, making it ideal as a child's bedroom, guest room, or study.

Family Bathroom

The bathroom is fitted with a bath, shower, and wash basin, providing a practical family suite.

Loft access provides useful additional storage space.

There is potential for extension STPP.

Outside

To the front, a generous driveway provides off-road parking for up to four vehicles and leads to a single garage, offering secure parking and valuable additional storage.

The rear garden is partially turfed and features a patio seating area, providing an ideal space for outdoor dining and entertaining. A summer house offers additional versatile space, perfect for a home office, hobby room, or garden retreat.

Location

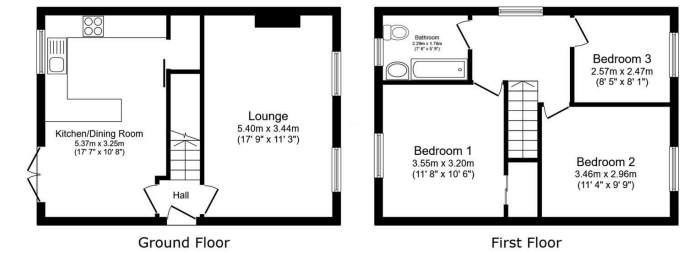
Situated in the heart of Shelf, the property benefits from excellent access to local shops, schools, amenities, and transport links, making it an attractive choice for families and commuters alike.

Agent Notes & Disclaimer

The information provided on this property does not constitute or form part of an offer or contract, nor maybe 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: 83.1 sq.m. (894 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co

