



**Meadow Lane, Halifax, HX3 5JR**  
**£160,000**

**E&H** Holmes  
ESTATE AGENTS

A two bedroom, semi detached property in this popular area of Wheatley. With views across the valley to the rear, driveway and car port this will make a perfect home for a professional person or couple.

The accommodation, in brief, comprises: Kitchen, through lounge diner and rear entrance hall to the ground floor. On the first floor are two double bedrooms and the house shower room. There is a gated driveway to the front which leads to the car port. To the front is a lawned garden and a decking and patio garden to the rear.



### Rear Entrance Hall

Radiator. UPVC double glazed window to side elevation. UPVC double glazed door to rear elevation.

### Lounge / Dining Room 24'5" max x 11'10" narrowing to 6'8" (7.462 max x 3.609 narrowing to 2.055)

Wall mounted electric log effect fire. Two radiators. UPVC double glazed window to front and rear elevations.

### Kitchen 8'6" x 7'6" (2.596 x 2.295)

Fitted kitchen with wall and base units. Stainless steel one bowl sink. Gas cooker point. Stainless steel cooker hood. Plumbing for washing machine. Plumbing for dishwasher. Pantry cupboard. UPVC double glazed window to front elevation. UPVC double glazed door to side elevation.

### Landing

Stairs leading from rear entrance hall. Loft access. UPVC double glazed window to side elevation.

### Bedroom One 11'2" x 11'11" (3.414 x 3.657)

Built in wardrobes (housing boiler). Radiator. UPVC double glazed window to rear elevation.

### Bedroom Two 11'6" x 8'8" (3.510 x 2.642)

Radiator. UPVC double glazed window to front elevation.

### Shower Room

Wash hand basin. Low flush W.C. Shower cubicle. Partially tiled. Chrome towel radiator. UPVC double glazed window to side elevation.

### Parking

Gated driveway with parking for one car, leading to carport.

### Front Garden

Lawn garden with flower beds.

### Rear Garden

Decking and patio garden with hillside views. Two storage sheds.

### Council Tax Band

B

### Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:  
summer.gosh.likely

### Disclaimer

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