

# Peter David

# Properties Ltd

Residential Sales and Lettings



## Long Lane, Wheatley

£180,000





Peter David Properties are delighted to bring to market this recently renovated TWO BEDROOM SEMI DETACHED DORMER BUNGALOW. Tastefully decorated throughout and ready to move in to. The property is situated in this extremely convenient and popular residential location providing easy access to Halifax and the local amenities around.

Enjoying views across the valley with gardens front and rear with the added benefit of a detached garage. The internal accommodation briefly comprises of an entrance hall way, open plan living kitchen, ground floor shower room, bedroom, dining room which has a staircase leading to the first floor master bedroom with en suite.

- SEMI DETACHED BUNGALOW
- TWO BEDROOMS
- READY TO MOVE IN TO
- OCCASIONAL 3RD BEDROOM
- GARDENS FRONT AND REAR
- GARAGE
- POPULAR LOCATION
- COUNCIL TAX BAND - B
- EPC RATING - D

## Accommodation

### Living room/ Kitchen

15'10" x 16'11" (4.83 x 5.18)

A light and airy room enjoying views across the valley, a feature fireplace, two central heating radiators and double glazed window. The kitchen comprises of a range of matching wall and base units with complementary worksurfaces, stainless steel sink, integrated electric oven, four ring gas hob with tiled splash back, extractor hood, integrated fridge and double glazed window facing the side elevation.

### Dining room

14'5" x 9'9" (4.4 x 2.99)

This room lends itself to a variety of uses such dining room, utility room, office or occasional bedroom. With a central heating radiator, double glazed window and staircase leading to the first floor master bedroom.

### Bedroom two

9'10" x 7'2" (3.02 x 2.19)

Double bedroom with central heating radiator and double glazed window.

### Shower room

6'0" x 5'6" (1.85 x 1.68)

Partly tiled with a white three piece suite which comprises of a shower cubicle, wall hung wash hand basin, low flush WC, traditional style radiator and frosted double glazed window.

## First floor

### Master bedroom

16'11" x 10'10" (5.18 x 3.32)

A large double bedroom with a central heating radiator, double glazed window and under eaves storage.

### En suite

Partly tiled with a white three piece suite which comprises of a bath, low flush WC, pedestal wash hand basin and chrome towel warmer.

### External

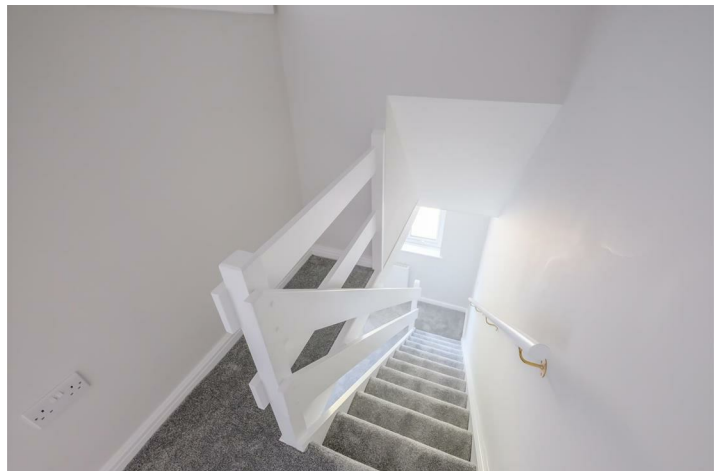
To the front of the property you will find a garage, small patio and raised flowerbeds. To the front of the property there is a garden with a patio and range of well established plants and shrubs.

### Directions

Please use post code HX3 5JW for sat nav directions.

### PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



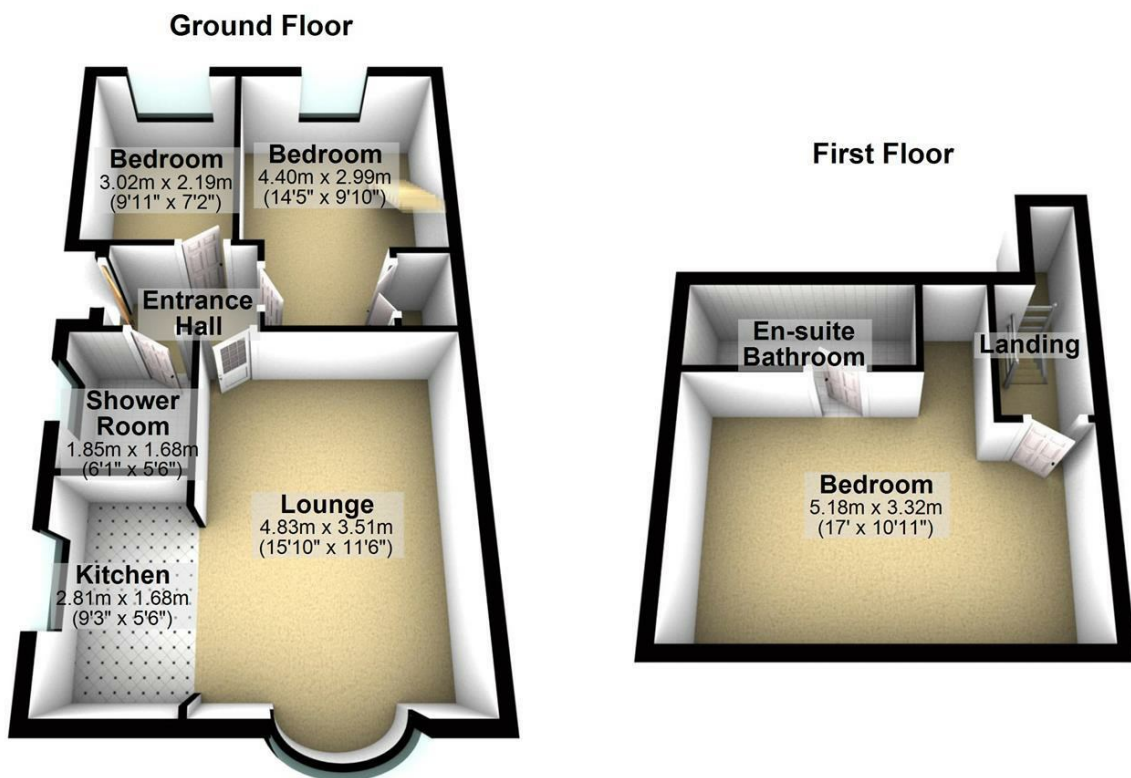
## Hybrid Map



## Terrain Map



## Floor Plan

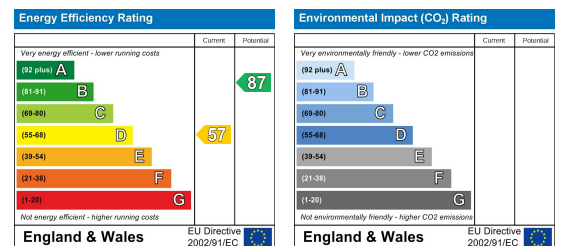


To be used as a guide for Illustration purposes only.  
Plan produced using PlanUp.

## Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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