

Peter David

Properties Ltd

Residential Sales and Lettings



Boy Lane,

£220,000





Peter David Properties are pleased to bring this EXTENDED THREE BEDROOM family home to the market, with views across the valley and a large garden to the rear.

Wheatley is conveniently located for easy access to Halifax with local amenities close by. An established and popular residential area.

This semi detached home briefly comprises of a living room, kitchen, spacious second sitting room/ dining room, utility room, shower room, three bedrooms and a family bathroom. As one would expect nowadays the property enjoys gas central heating and double glazing throughout.

- EXTENDED FAMILY HOME
- THREE BEDROOMS
- SEMI DETACHED
- OFF ROAD PARKING
- TWO SITTING ROOMS
- POPULAR LOCATION
- EPC RATING - D
- COUNCIL TAX BAND - C

Accommodation

Entrance vestibule

Enter the property via a UPVC door, stained glass window, double glazed window, central heating radiator and stairs leading to the first floor.

Lounge

12'1" x 14'5" (3.7 x 4.4)

With a feature gas fire and surround, double glazed window and a central heating radiator.

Kitchen

15'3" x 8'8" (4.65 x 2.65)

With a range of matching wall and base units with complementary work surfaces, tiled splashback, one and a half bowl stainless steel sink. Ceramic hob, extractor hood, integrated electric oven and grill. Central heating radiator, under stairs storage cupboard and UPVC door leading to the side of the property.

Second sitting room/dining room

19'6" x 15'1" (5.95 x 4.62)

A useful addition to this home, a large sitting room with a log burner, two Velux windows, two double glazed windows and patio doors leading to the rear garden.

Utilitiy room

4'7" x 7'6" (1.4 x 2.3)

With space for a number of appliance's including a washing machine and tumble dryer.

Shower room

4'7" x 7'0" (1.4 x 2.15)

Partly tiled with a white three piece suite which comprises of a wash hand basin, low flush WC and a walk in shower.

First floor

Bedroom one

8'10" x 14'2" (2.7 x 4.32)

Double bedroom with a central heating radiator and a double glazed window.

Bedroom two

8'10" x 8'11" (2.7 x 2.72)

Double bedroom with a central heating radiator and a double glazed window.

Bedroom three

6'2" x 11'1" (1.9 x 3.4)

Single bedroom with a central heating radiator and a double glazed window.

Bathroom

6'8" x 5'8" (2.05 x 1.75)

Partly tiled with a white three piece suite which comprises of a wash hand basin, low flush WC and shower over the bath.

External

To the front of the property there is a driveway providing off road parking. To the rear of the property there is a large tiered garden.

Directions

Please use post code HX3 5AE 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



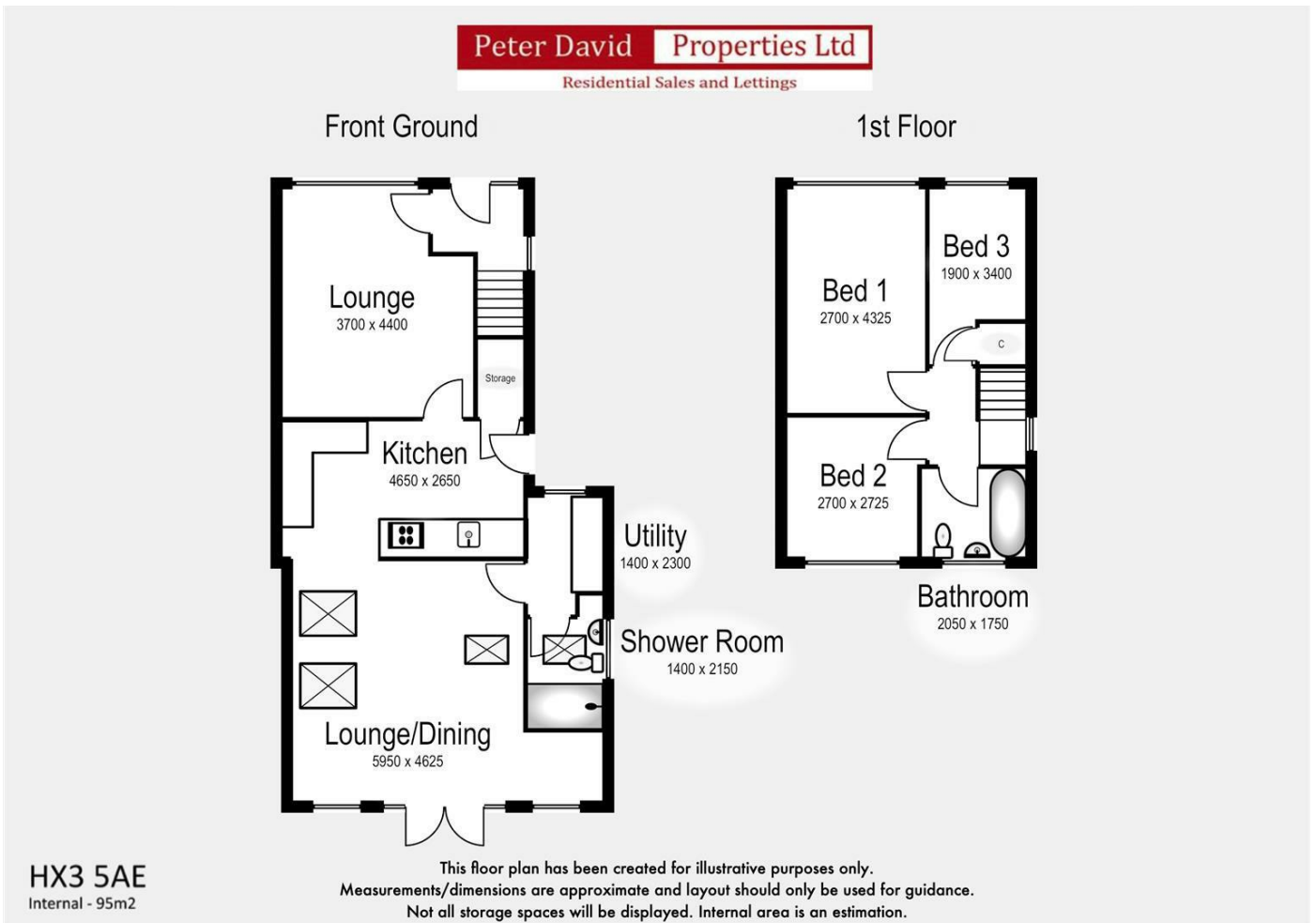
Hybrid Map



Terrain Map



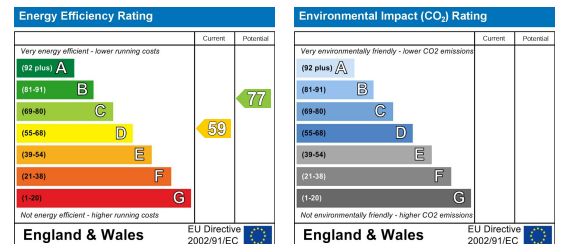
Floor Plan



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.

361 Skircoat Green Road,
Halifax
HX3 0RP

102 Commercial Street
Brighouse HD6 1AQ

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

www.peterdavid.co.uk

T: 01422 366948
E: halifax@peterdavid.co.uk

T: 01484 719191
E: brighouse@peterdavid.co.uk

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191
E: huddersfield@peterdavid.co.uk