

Peter David

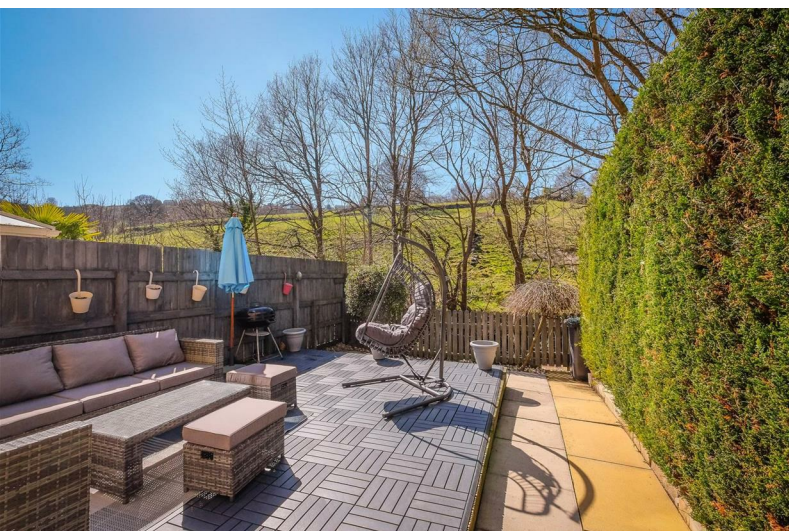
Properties Ltd

Residential Sales and Lettings



Larch Close, Wheatley

£270,000





Nestled in the desirable area of Wheatley, Halifax, this impressive townhouse offers a perfect blend of comfort and modern living. With five spacious bedrooms, including a versatile ground floor office that can easily serve as a fifth bedroom, this property is ideal for families or those seeking extra space for guests or work.

The townhouse boasts three well-appointed bathrooms, featuring two en-suites and a house bathroom, ensuring convenience and privacy for all residents. The open fields to the rear provide a picturesque backdrop.

The ground floor office is a particularly attractive feature, complete with its own shower room, making it an excellent option for those who work from home or require additional accommodation. The layout of the home is thoughtfully designed, promoting both functionality and comfort.

Off-road parking is available, adding to the convenience of this property. Residents will appreciate the peaceful surroundings while still being within easy reach of local amenities and transport links.

This townhouse is a rare find, combining spacious living with a serene environment, making it a perfect choice for anyone looking to settle in a welcoming community. Don't miss the opportunity to make this wonderful property your new home.

- FIVE BEDROOMS
- THREE BATHROOMS
- SOUGHT AFTER LOCATION
- OFF ROAD PARKING
- OPEN FIELDS TO THE REAR
- COUNCIL TAX BAND - D
- EPC RATING - TO FOLLOW

Accommodation

Dining kitchen

17'9" x 14'5" (5.42 x 4.4)

Ground floor WC

Utility room

7'4" x 6'6" (2.25 x 2)

Office/ Bedroom 5

10'9" x 13'1" (3.3 x 4)

Shower room

First floor

Lounge

10'9" x 19'8" (3.3 x 6)

Bedroom one

14'4" x 14'5" (4.37 x 4.4)

En-suite

Second floor

Bedroom two

17'8" x 9'10" (5.4 x 3)

En-suite

Bedroom three

8'6" x 10'5" (2.6 x 3.2)

Bedroom four

10'7" x 9'10" (3.25 x 3)

House bathroom

5'10" x 6'6" (1.8 x 2)

External

Off road parking to the front, enclosed garden to the rear.

Directions

Please use post code HX2 0SS 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



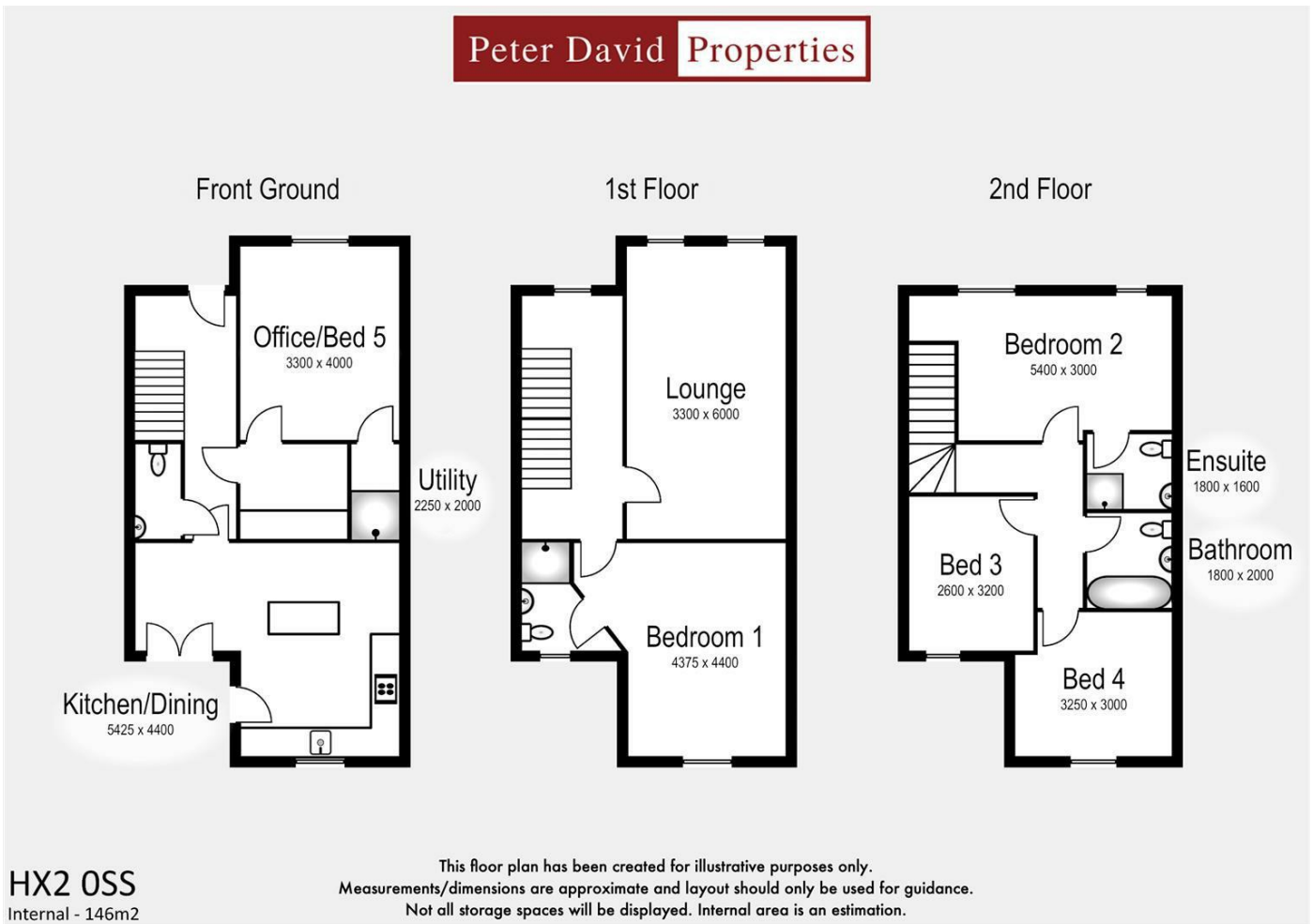
Hybrid Map



Terrain Map



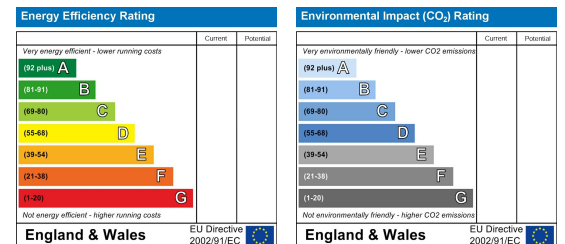
Floor Plan



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



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