





# welcome to

# **Meadow Lane, HALIFAX**

Situated in the popular residential location of Wheatley is this well presented dormer bungalow offering great family accommodation which benefits off street parking, gardens and a conservatory. Within close proximity to local amenities! Offers Over £190,000! Contact us now to view!













#### **Entrance Hall**

Enter the property through a uPVC door to the side elevation into the entrance hall where there is carpeted flooring, ceiling light point and provides access to the ground floor accommodation.

## Lounge

17' 7" x 11' 4" ( 5.36m x 3.45m )

Spacious lounge with a double glazed window to the front elevation, ceiling light point and central heating radiator. With a gas fire & surrounding fire place, carpeted flooring and ample space for free standing furniture.

#### Kitchen

9' 3" x 5' 6" ( 2.82m x 1.68m )

Fitted kitchen with wall & base units, complementary work surfaces incorporating a stainless steel sink & drainer with a mixer tap. With a double glazed window to the side elevation, three spot lights and the kitchen itself has tiled flooring.

## **Conservatory**

With two central heating radiators, double glazed windows to the rear elevation and uPVC doors to the side elevation which lead out to the garden. The conservatory provides space for furniture and has wood laminate flooring.

### **Bedroom One**

13' 7" x 15' 5" ( 4.14m x 4.70m )

Located on the first floor is this double bedroom with a double glazed window to the side elevation, ceiling light point and central heating radiator. The bedroom has carpeted flooring and provides ample space for free standing furniture also benefitting from storage space.

#### **Bedroom Two**

14' 4" x 9' 10" ( 4.37m x 3.00m )

Located on the ground floor is bedroom two which is also a double bedroom with central heating radiator, ceiling light point and a double glazed window to the rear elevation. The bedroom itself has carpeted flooring and provides space for free standing furniture.

## **Family Bathroom**

The family bathroom comprises of a three piece suite which includes a low level w/c, wash hand basin and a panelled bath with a shower over and a glass shower screen. There is a double glazed window to the side elevation, ceiling light point and a central heating towel rail. The bathroom itself is fully tiled.

## Externally

To the front of the property there is driveway which provides off street parking and a garden which is fenced. To the rear there is a good sized garden which is lawned and paved and would be great for enjoying the summer months.

## Garage

Garage with an up & over door.





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## **Meadow Lane, HALIFAX**

- \*\*OFFERS OVER £190,000\*\*
- SEMI-DETACHED BUNGALOW
- GOOD SIZED REAR GARDEN & OFF STREET PARKING
- WHEATLEY LOCATION
- PRESENTED TO A GOOD STANDARD THROUGHOUT

Tenure: Freehold EPC Rating: E

offers over

£190,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFX113031



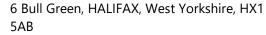
Property Ref: HFX113031 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or and boundaries of the property and other important matters before exchange of contracts.



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