



**Meadow Lane, HALIFAX HX3 5JR**

**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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welcome to

## 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

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Property Ref:  
HFX113031 - 0005

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