



Heatherdale Close, Halifax HX3 5HX

welcome to

Heatherdale Close, Halifax

Modern & well presented four bedroom property situated in Wheatley which offers excellent family accommodation within close proximity to schools & amenities. Spacious living throughout with a conservatory, rear garden, off street parking & could be ideal for growing families. Contact us to view!



Entrance Hall

Enter the property through a uPVC door to the front elevation into the entrance hall where there is carpeted flooring, two ceiling light points and a central heating radiator. The entrance hall also benefits from storage space.

Lounge

16' 2" x 14' 11" (4.93m x 4.55m)

Spacious well presented lounge with a double glazed window to the front elevation, four spot lights, ceiling light point and central heating radiator. With an electric fire & surrounding fire place and boasting French doors to the front elevation. The lounge has carpeted flooring and provides ample space for free standing furniture.

Kitchen

16' 2" x 11' 7" (4.93m x 3.53m)

Modern & spacious fitted kitchen with wall & base units, complementary work surfaces incorporating sink & drainer with a mixer tap. There are French doors which lead into the conservatory, integral dishwasher, microwave, American fridge freezer, oven & induction hob with an extractor over. With two ceiling light points, wall units with under unit lighting, central heating radiator and the kitchen itself has laminate flooring.

Utility Room

7' 6" x 9' 3" (2.29m x 2.82m)

Handy & practical utility room with plumbing for a washing machine & tumble dryer. There are six spot lights, central heating radiator and the utility room itself has carpeted flooring.

Conservatory

15' 11" x 6' 8" (4.85m x 2.03m)

With a uPVC door to the side elevation which lead to the rear garden, double glazed windows and three wall lights. The conservatory provides space for free standing furniture and has tiled flooring.

First Floor Landing

With carpeted flooring, ceiling light point, central heating radiator and providing access to the first floor accommodation.

Bedroom One

16' 2" max x 12' 5" (4.93m max x 3.78m)

Located on the top floor is the master bedroom with a double glazed window to the front elevation, ceiling light point and central heating radiator. The bedroom provides ample space for free standing furniture, benefits from over stairs storage space, carpeted flooring and a door which leads to the en-suite.

En-Suite

En-suite comprising of a low level w/c, wash hand basin and a panelled Jacuzzi bath. With three spot lights, central heating radiator and a velux window. The en-suite has tiled walls & vinyl flooring.

Bedroom Two

13' 8" x 9' 1" (4.17m x 2.77m)

Double bedroom with a double glazed window to the front elevation, central heating radiator and ceiling light point. The bedroom has carpeted flooring and provides space for free standing furniture.

Bedroom Three

11' 6" x 9' (3.51m x 2.74m)

Bedroom three with carpeted flooring, central heating radiator, ceiling light point and a double glazed window to the rear elevation.

Bedroom Four

10' 2" x 6' 9" (3.10m x 2.06m)

With a double glazed window to the front elevation, ceiling light point, central heating radiator and carpeted flooring.

Family Bathroom

Modern family bathroom comprising of a low level w/c, wash hand basin and a panelled bath. With a double glazed window to the rear elevation, four spot lights and central heating radiator. The bathroom itself has tiled walls & vinyl flooring.

W/c Room

Located on the lower ground floor is a w/c room comprising of a low level w/c, wash hand basin, central heating radiator and ceiling light point. The w/c room itself has tiled walls and vinyl flooring.

Integral Garage

With an up & over door, ceiling light point and working power.

Externally

To the front of the property there is a driveway providing off street parking with steps to the side which provide access to the rear. To the rear is a good sized paved tiered garden with a glass banister and steps which lead to the decking area which also has a glass banister and provides space for garden furniture if desired. With electric sockets, lights and the garden would be great for enjoying the summer months.



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welcome to

Heatherdale Close, Halifax

- **OFFERS OVER £250,000**
- EXCELLENT WELL PRESENTED FAMILY ACCOMMODATION
- INTEGRAL GARAGE, OFF STREET PARKING & CONSERVATORY
- MASTER BEDROOM WITH EN-SUITE
- LANDSCAPED REAR TIERED GARDEN WITH DECKING

Tenure: Freehold EPC Rating: C

offers over

£250,000



Please note the marker reflects the postcode not the actual property

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