



Dyer Lane, Halifax HX3 5JH

welcome to

Dyer Lane, Halifax

Modern & well-presented three bedroom DETACHED property situated in Wheatley which offers excellent family accommodation within close proximity to schools & amenities. Benefits from electric gated driveway, underfloor heating and air conditioning. Contact us to view!



Entrance Hallway

Composite door to front. Stairs to first floor accommodation and understairs storage cupboard, doors to ground floor accommodation. Tiled flooring with underfloor heating.

Kitchen Breakfast Room

21' x 12' (6.40m x 3.66m)

Modern fitted kitchen with a range of wall and base units, under unit lighting, complementary work surfaces and splashbacks. Inset stainless steel sink with mixer tap and drainer, Island/breakfast bar including induction hob, ceiling extractor fan with light and under unit lighting. Integrated double oven, space for American style fridge freezer and built in wine rack. Composite door to rear garden. UPVC double glazed window to rear, spotlights to ceiling. Space for washing machine and dryer. Tiled floor with under floor heating.

Lounge/dining Room

23' 3" max x 11' 9" max (7.09m max x 3.58m max)

Double glazed windows to front and rear, carpet flooring, spotlights to ceiling. Media wall separating the living and dining areas.

Ground Floor Wc

WC, floating wash hand basin with mixer tap, part tiled walls and tiled floor with underfloor heating,

Integral Garage

16' 5" max x 10' 3" max (5.00m max x 3.12m max)

Benefiting from power and light. Electric up and over door.

Garden Room

23' max x 9' 8" max (7.01m max x 2.95m max)

Tiled flooring, spotlights to ceiling, mood lighting, door to shower room, double glazed window to front and bi folding doors to rear garden. Shower room fitted with a WC, floating vanity wash hand basin with mixer tap and storage below, double shower cubicle with wall mounted shower over. Tiled floor, part tiled walls and double glazed window to front.

First Floor Accommodation

First Floor Landing

doors to first floor accommodation, double glazed window to side and gas central heating radiator. carpet flooring and ceiling light point.

Master Bedroom

18' 9" max x 11' 3" max (5.71m max x 3.43m max)

Ceiling light point, mood lighting, double glazed window to front and rear. Air conditioning unit, door to ensuite shower room. Gas central heating radiator, carpeting flooring and part spotlight to ceiling.

En Suite Shower Room

Concealed shower unit with wall mounted shower over, WC, vanity sink with mixer tap

Bedroom Two

12' 4" x 10' 2" (3.76m x 3.10m)

Double glazed window to rear, carpet flooring, air conditioning unit, central heating radiator,

Bedroom Three

10' 3" x 8' 10" (3.12m x 2.69m)

Double glazed window to rear, carpet flooring, air conditioning unit, central heating radiator,

Family Bathroom

P-shaped bath with mixer tap and wall mounted shower over and glass shower panel. built in storage cupboards, vanity wash hand basin with mixer tap and storage below, WC, Chrome ladder style heated towel rail. Double glazed window to front. Tiled flooring and partially tiled walls

Exterior

Property is accessed via electric double gates leading to the tarmac driveway providing off street parking, side block paved and pebbled access to the rear. Rear garden benefits from composite, decking, outdoor lighting and fenced lawn area. Glass balustrades dividing the decking and lawn.



check out more properties at williamhbrown.co.uk



welcome to

Dyer Lane, Halifax

- ***PRICE £340,000***
- 3 Bedroom Detached Property
- Modern Throughout
- Air conditioning and underfloor heating
- Great Location

Tenure: Freehold EPC Rating: Awaiting

£340,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
HFX113216 - 0003



01422 362845



halifax@williamhbrown.co.uk



6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB



williamhbrown.co.uk