



Hebble Vale Drive, HALIFAX HX2 8TL

welcome to

Hebble Vale Drive, HALIFAX

A three bedroom semi-detached family home in Wheatley which offers great family accommodation. Benefits from a driveway, integral garage and beautiful gardens front and rear! This would make an ideal family home so contact us now to arrange your viewing!



Lounge

15' 4" x 12' 10" (4.67m x 3.91m)

The lounge comprises of laminate flooring, ceiling light point, gas central heating radiator, fitted electric fire, UPVC double glazed window to the front elevation.

Kitchen

15' 3" x 10' 11" (4.65m x 3.33m)

The kitchen comprises of vinyl flooring, ceiling light point, gas central heating radiator, wall and base units with worktop over, sink and drainer, gas hob and oven, UPVC double glazed window to the rear elevation, UPVC door to the rear.

Landing

The landing comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the side elevation and a loft.

Bedroom One

14' 4" x 8' 11" (4.37m x 2.72m)

Bedroom one comprises of carpet flooring, gas central heating radiator, UPVC double glazed window to the rear elevation.

Bedroom Two

8' 10" x 8' 4" (2.69m x 2.54m)

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation.

Bedroom Three

11' x 6' 2" (3.35m x 1.88m)

Bedroom three comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the rear elevation.

Bathroom

The bathroom comprises wet room floor, tiled walls, gas central heating radiator, low level W/c, hand basin with pedestal, UPVC double glazed window to the front elevation.

Externally

Externally the property comprises of driveway and lawned garden to the front and to the rear there is a lawned garden and paved patio. The garage has electric points.



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welcome to

Hebble Vale Drive, HALIFAX

- THREE BEDROOM SEMI-DETACHED
- DRIVEWAY & GARAGE
- GARDENS FRONT AND REAR
- WHEATLEY LOCATION
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: Awaited

offers over

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX113785 - 0004

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.

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