



Hebble Lane, Halifax, HX3 5JL

welcome to

Hebble Lane, Halifax

Offering excellent family accommodation is this three bedroom semi-detached property in Wheatley, Price £215,000 which could be ideal for growing families. Benefitting from off street parking and front & rear gardens. Modern and spacious throughout. Contact us now to view!



Entrance Hall

Enter the property through a composite door to the front elevation into the entrance hall where there is a double glazed window to the side elevation, ceiling light point and gas central heating radiator. The entrance hall itself has wood effect laminate flooring and benefits from storage space.

Lounge

11' 11" x 13' max (3.63m x 3.96m max)

Well presented lounge with a double glazed window to the front elevation, ceiling light point and gas central heating radiator. With a gas fire, space for free standing furniture and the lounge itself has wood effect laminate flooring.

Kitchen

13' x 19' 4" (3.96m x 5.89m)

Fitted kitchen with wall and base units, complementary worksurfaces incorporating sink and drainer with tiled splashbacks, electric oven and induction hob with extractor. There is also a integrated washing machine and central heating radiator. With a double glazed window to the rear elevation and double glazed French doors to the rear leading to the tiered rear garden. The kitchen itself has wood effect laminate flooring and provides space for dining furniture.

First Floor Landing

With a double glazed window to the side elevation, carpeted flooring and ceiling light point. The loft is also accessible from the first floor landing.

Bedroom One

12' max x 11' 10" (3.66m max x 3.61m)

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

Bedroom Two

12' x 12' 3" (3.66m x 3.73m)

Double bedroom with a double glazed window to the rear elevation, central heating radiator, carpeted flooring and providing space for free standing furniture.

Bedroom Three

9' 1" max x 7' 4" (2.77m max x 2.24m)

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

House Bathroom

Comprising of a low level w/c, wash hand basin with vanity unit, tiled panelled bath and shower cubicle. The bathroom itself is fully tiled. With a double glazed window to the rear, ceiling light point and central heating radiator.

W/C

Separate w/c room comprising of a back to wall toilet, with ceiling light point and a double glazed window to the side elevation. The bathroom itself is partially tiled.

Externally

To the front of the property is a lawned garden with patio and wooden gate to the driveway which provides off street parking.

To the rear is a tiered garden over four levels with the first level boasting decking and patio area, the second is astroturf and slate chip, the third is a patio and the top tier has flagged patio and astroturf along with raised flowerbeds and railings. The garden would be great for enjoying the summer months.



view this property online williamhbrown.co.uk/Property/HFX113937



welcome to

Hebble Lane, Halifax

- ***PRICE £215,000***
- MODERN & SPACIOUS THROUGHOUT
- GOOD SIZED TIERED REAR GARDEN
- CLOSE TO SCHOOLS & LOCAL AMENITIES
- OFF STREET PARKING

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£215,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFX113937



Property Ref:
HFX113937 - 0005

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01422 362845



halifax@williamhbrown.co.uk



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



williamhbrown.co.uk