



**Lane Ends, Wheatley HALIFAX HX2 8TW**

**welcome to**

**Lane Ends, Wheatley HALIFAX**

Offered with no onward chain this one-bedroom terraced property situated in Wheatley which is close to transport links and local amenities. The property benefits from gas central heating and is double glazed throughout. Call now to book your viewing!



### **Lower Ground Floor Room**

The lower ground floor holds a storage room.

### **Entrance Hall**

The entrance hall comprises of tiled flooring, gas central heating radiator, Stable door to front elevation.

### **Lounge**

12' 7" x 8' 3" ( 3.84m x 2.51m )

The lounge comprises of carpet flooring, ceiling light point, gas central heating radiator, stone fireplace, UPVC double glazed window to the rear elevation.

### **Kitchen**

9' 2" x 8' 3" ( 2.79m x 2.51m )

The kitchen comprises of tiled flooring, matching wall and base units, integrated fridge and freezer, fully plumbed washing machine, oven and hob with extractor over, UPVC double glazed window to the front elevation.

### **Bedroom**

16' 3" x 10' 6" ( 4.95m x 3.20m )

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

### **Bathroom**

The bathroom comprises of vinyl flooring, pedestal wash basin, low level W/c, panelled bath with shower over, UPVC double glazed window to the front elevation.



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## Lane Ends, Wheatley HALIFAX

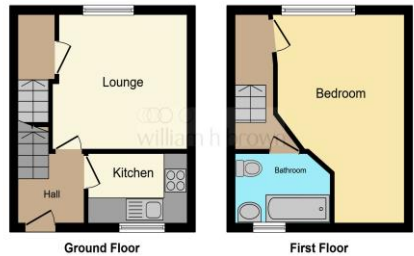
- \*\*\*OFFERS OVER £100,000\*\*\*
- SOLD WITH NO ONWARD CHAIN
- ONE BEDROOM MID-TERRACED PROPERTY
- LOCATED IN THE POPULAR AREA OF WHEATLEY
- CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

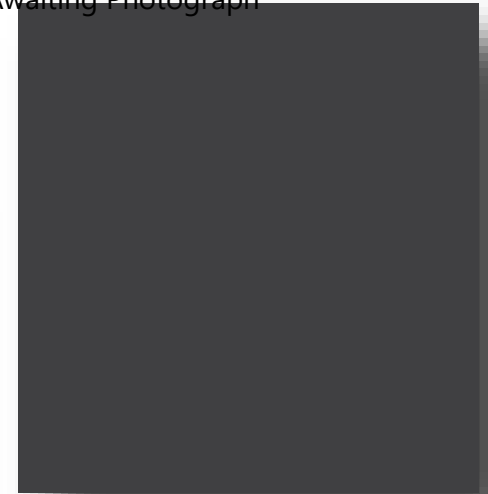
Council Tax Band: A

offers over.

**£100,000**



Awaiting Photograph



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HFX114339 - 0003

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.



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