



Whitley Drive, Halifax, HX2 9SJ

welcome to

Whitley Drive, Halifax

Four bedroom detached property situated in Holmfield, Offers Over £340,000 which would make a great family home. Close to good schools & local amenities benefitting from off street parking and rear garden. Offering spacious living accommodation which could be ideal for growing families.



Entrance Hall

Enter the property through a composite door to the front elevation into the entrance hall where there is carpeted flooring, two ceiling light points and a gas central heating radiator.

Lounge

15' x 11' 1" (4.57m x 3.38m)

Spacious lounge with a double glazed window to the front elevation, gas ventral heating radiator and ceiling light point. With a gas fire, ample space for free standing furniture and the lounge itself has carpeted flooring.

Dining Room

10' 1" x 9' 11" (3.07m x 3.02m)

With carpeted flooring, ceiling light point and gas central heating radiator. Providing space for dining furniture with sliding doors which lead to the rear and the dining room itself has carpeted flooring.

Kitchen

13' 10" x 13' 10" (4.22m x 4.22m)

Fitted kitchen with wall & base units, complementary worksurfaces incorporating a sink & drainer. There are double glazed windows to the rear and side elevation, two ceiling light points and gas central heating radiator. With a range cooker and the kitchen itself has vinyl flooring.

Utility Room

6' 3" x 4' 10" (1.91m x 1.47m)

Handy & practical utility room with wall & base units, gas central heating radiator and ceiling light point. There is a sink, plumbing for a washing machine & tumble dryer, UPVC door to the side elevation and the utility room itself has vinyl flooring.

Conservatory

13' 5" x 7' 8" (4.09m x 2.34m)

With double glazed windows, French doors to side, electric heater and tiled flooring.

First Floor Landing

With carpeted flooring, ceiling light point and the loft is also accessible from the first floor landing.

Bedroom One

12' 4" x 11' 1" (3.76m x 3.38m)

With a double glazed window to the front elevation, gas central heating radiator and ceiling light point. The bedroom itself has carpeted flooring, a door leading to the en-suite and benefits from fitted wardrobes

En-Suite

The en-suite comprises of a low level wc, wash hand basin and shower. There is a frosted double glazed window to the side elevation, ceiling light point and the en-suite itself is fully tiled.

Bedroom Two

13' 3" x 9' 3" (4.04m x 2.82m)

With carpeted flooring, gas central heating radiator, ceiling light point and a double glazed window to the front elevation. The bedroom also benefits from fitted wardrobes.

Bedroom Three

9' 8" x 9' 3" (2.95m x 2.82m)

With a gas central heating radiator, ceiling light point and gas central heating radiator. The bedroom itself has carpeted flooring.

Bedroom Four

9' 7" x 8' (2.92m x 2.44m)

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

House Bathroom

The house bathroom comprises of a low level wc, wash hand basin and a panelled bath. There is a frosted double glazed window to the rear elevation, gas central heating radiator and ceiling light point. The bathroom itself has tiled flooring.

W/C Room

Located on the ground floor is the wc room which comprises of low level wc, wash hand basin ceiling light point and gas central heating radiator. The wc room is fully tiled.

Externally

To the front of the property there is a driveway providing off street parking and a lawn. To the rear is a good sized lawned & paved garden which would be great for enjoying the summer months.



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welcome to Whitley Drive, Halifax

- ***OFFERS OVER £340,000***
- FOUR BEDROOM DETACHED PROPERTY
- CONSERVATORY & UTILITY ROOM
- SITUATED CLOSE TO GOOD SCHOOLS & LOCAL AMENITIES
- OFF STREET PARKING

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers over
£340,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX114496 - 0011

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william h brown



01422 362845



halifax@williamhbrown.co.uk



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



williamhbrown.co.uk