



Dyer Lane, HALIFAX HX3 5JH

welcome to

Dyer Lane, HALIFAX

Extended well-presented three-bedroom semi-detached property in Wheatley, price £220,000 which could be ideal for growing families. Offering spacious family living throughout and benefitting from off street parking and front & rear gardens. Contact us now to view!



Entrance Hall

Enter the property through to the side elevation into the entrance hall where there is carpeted flooring, ceiling light point and a double-glazed window to the side elevation.

Lounge

14' 7" x 11' 6" (4.45m x 3.51m)

Spacious lounge with a double-glazed window to the front elevation, ceiling light point and gas central heating radiator. With a gas fire, ample space for free standing furniture and French doors which provides access to the kitchen/diner. The lounge itself has carpeted flooring.

Kitchen/Diner

18' 6" x 14' 7" (5.64m x 4.45m)

Extended well-presented spacious kitchen diner with a double-glazed window to the side elevation, ceiling spotlights and gas central heating radiator. Fitted kitchen with wall & base units, complementary worksurfaces incorporating a stainless-steel sink & drainer with mixer tap. With a gas central heating radiator, sliding doors which lead to the rear garden and the kitchen itself has wood flooring.

First Floor Landing

With carpeted flooring, ceiling light point and a double-glazed window to the side elevation.

Bedroom One

13' 10" x 8' 11" (4.22m x 2.72m)

Double bedroom with a double-glazed window to the front elevation, gas central heating radiator and ceiling spotlights. The bedroom itself has carpeted flooring.

Bedroom Two

10' 1" x 8' 11" (3.07m x 2.72m)

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

Bedroom Three

7' 2" x 5' 5" (2.18m x 1.65m)

Third bedroom with a double-glazed window to the front elevation, gas central heating radiator and ceiling light point. The bedroom itself has carpeted flooring.

Family Bathroom

The modern family bathroom comprises of a three-piece suite which includes a low level wc, pedestal wash hand basin and tiled panelled bath with a shower over. There is a frosted double-glazed window to the rear elevation, ceiling spotlights and gas central heating towel rail. The bathroom itself is fully tiled.

Externally

The front of the property has gated access, a driveway providing off street parking and a lawned garden. To the rear is a paved garden providing space for garden furniture is desired and would be great for enjoying the summer months.

Outbuilding

Single garage which could be ideal for storage space.



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Dyer Lane, HALIFAX

- ***PRICE £220,000***
- EXTENDED THREE BEDROOM SEMI-DETACHED
- OFFERING EXCELLENT SPACIOUS FAMILY LIVING ACCOMMODATION
- OFF STREET PARKING, GARAGE AND FRONT & REAR GARDENS
- HIGHLY POPULAR SOUGHT-AFTER LOCATION OF WHEATLEY

Tenure: Freehold EPC Rating: D
Council Tax Band: B



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX114563 - 0006

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