



Dyer Lane, HALIFAX, HX3 5JH

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welcome to

## Dyer Lane, HALIFAX

Extended well-presented three-bedroom semi-detached property in Wheatley, offers over £210,000 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 if 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

- \*\*\*OFFERS OVER £210,000\*\*\*
- 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

offers over

**£210,000**



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