



101B Wheatley Road, Halifax, HX3 5AA

£450,000

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This individually designed natural stone detached family home, set within its own grounds, is a hidden gem that must be seen to be truly appreciated. With its deceptively spacious split-level layout, this property offers an abundance of living space and style. You'll be welcomed by a grand entrance hall, leading to a generous lounge/diner, a fantastic dining kitchen, and utility. The home also boasts a convenient cloakroom and a stunning galleried landing. The four double bedrooms include one with an en-suite, complemented by a well-appointed house bathroom. Outside, you'll enjoy a driveway leading to a double integral garage and beautifully landscaped gardens to the side and rear.





GROUND FLOOR:

Entrance Hall

Enter through a composite external door into a bright entrance hall with a luxury vinyl plank flooring and an open staircase featuring a wooden spindle balustrade. A striking wrought iron chandelier and double-glazed Velux window with central heating radiator.

Master Bedroom

16'6" x 9'6" (5.05m x 2.92m)

A generous double bedroom benefitting from two double glazed windows overlooking the front tiered gardens, with a door leading to an en-suite. The room features spotlights to the ceiling and a central heating radiator.

En-Suite Shower Room

Featuring a white suite that includes a double shower cubicle, a corner pedestal hand basin, and a low-level WC. The walls and floor are fully tiled, having built in shelving and an extractor fan. Having inset ceiling spotlights and a central heating radiator.



Bedroom 2

8'11" x 9'6" (2.74m x 2.90m)

A double bedroom with double glazed window overlooking the front, inset spotlights to the ceiling, wood effect laminate flooring and central heating radiator. Currently used as a home gym.

Bathroom

The bathroom features a white suite that includes a Jacuzzi-style bath with a shower attachment, a pedestal hand basin, and a low-level WC. The walls and floor are fully tiled, and the ceiling is fitted with an extractor fan and inset spotlights. With an opaque double glazed window and central heating radiator.

FIRST FLOOR:

Galleried Landing

Overlooking the entrance hall. Doors provide access to bedrooms three and four. Wooden beam to the ceiling and impressive bespoke wrought iron chandelier. Velux window and central heating radiator.





Bedroom 3

15'1" x 18'11" max (4.61m x 5.77m max)

A generous 19ft double room benefitting from 3 Velux windows. Wooden step ladder leads to a mezzanine level running the length of the room with storage areas and two central heating radiators.

Bedroom 4

11'5" x 11'11" max (3.49m x 3.65m max)

A double room with wooden step ladder up to a mezzanine level that runs the length of the room with storage areas. A door accesses the walk in wardrobe that offers the potential to create an en-suite. Velux window and two central heating radiators.

LOWER GROUND FLOOR

Hall

Having inset spotlights to the ceiling, a double glazed window overlooking the rear garden and central heating radiator.

Lounge/Diner

15'3" x 18'10" max (4.65m x 5.75m max)

Double doors open to a generous reception room with 3 double glazed windows enjoying views across the rear and side gardens. Two central heating radiators.

Dining Kitchen

11'3" x 11'10" (3.44m x 3.63m)

Having a comprehensive range of wooden wall and base units incorporating glazed display cabinets, wine rack and under unit lighting. The integrated appliances include two electric 'Stoves' ovens, 5 ring gas hob with extractor above, dishwasher, fridge and freezer. An attractive double porcelain sink and drainer unit with mixer tap. Half tiled walls with glass splash back. Good sized storage cupboard and inset



spotlights to the ceiling. Double glazed window overlooking the rear garden and central heating radiator. Door to the utility room.

Utility Room

8'0" x 5'10" (2.44m x 1.79m)

With matching wooden wall and base units and worktop incorporating large Belfast sink with mixer tap. Plumbing for a washing machine and dryer. An external door leads out to the rear garden. Inset spotlights to the ceiling and central heating radiator.

Rear Hall

Having an open staircase with wooden spindle balustrade leading down to the study and cloakroom. The staircase also leads up to the integral double garage. With double glazed window.

Study

16'8" x 5'2" (5.10m x 1.59m)

With inset spotlights to the ceiling and feature glass bricks to the inner hallway allowing borrowed light into the room and central heating radiator.

Cloakroom WC

Having a wall mounted hand basin and low level WC. Extractor, inset spotlights to the ceiling and central heating radiator.

Integral Double Garage

18'0" x 15'1" (5.49m x 4.60m)

An integrated double garage with power and light and remote controlled electronic garage door with internal access door inside the property.

OUTSIDE:

A tarmac driveway at the front with EV charger and providing parking for two cars which leads to a double garage.



TENURE:

Freehold

COUNCIL TAX BAND:

Band E

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

Natural stone steps, framed by well-stocked flowerbeds, descend to the front of the property. At the rear, a large south-facing lawned garden offers a private retreat, featuring a flagged patio and additional pebbled seating areas. The side of the house boasts a further tiered garden area.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Halifax via the A629 Ovenden Road. At the traffic lights turn left onto Shroggs Road and continue as the road becomes Wheatley Road. Keep left at the junction with Ramsden Street where the property can be found after a short distance on the left hand side. Access to the property is off the main road via a driveway on the left signed 'The Willows'. Follow the drive round to the right where the property '101B' can be found second on the left.







CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors. PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	