



WAINHOUSE
PROPERTIES



3 MEADOW DRIVE HALIFAX

£215,000
FREEHOLD

We are pleased to market this property on Meadow Drive, Halifax - a charming property that could be your next dream home! This delightful house boasts a spacious living room, dining room and kitchen perfect for entertaining guests or relaxing with your family. Three bedrooms to the first floor and a further bedroom to the second floor. Situated in a serene location with ample outdoor space and off road parking this house offers a peaceful retreat from the hustle and bustle of everyday life. Don't miss the opportunity to make this house your own.



• LARGE CORNER PLOT PROPERTY • LIVING ROOM AND DINING ROOM • THREE BEDROOMS TO THE FIRST FLOOR

Entrance Hallway

Access via a wooden front door with staircase to the first floor, double glazed window to the side, radiator and door to:

Living Room

Bright living room with sliding patio doors to the front overlooking the garden, gas fire with decorative surround and hearth, radiator and open archway to:

Dining Room

With double glazed window to the rear and radiator.

Kitchen

Fitted wall and base unites with complementary work surfaces incorporating a stainless steel sink and drainer. Space for under counter appliances and double glazed window to the rear. Side access door and further door leads to a useful storage cupboard.

Landing

With double glazed window to the side.

Bedroom One

Double room with double glazed window to the front, radiator and fitted wardrobes and drawers to one wall.

Bedroom Two

Further double room with double glazed window to the rear, radiator and door leading to under stair storage space.

Bedroom Three

Single room with double glazed window to the front and radiator.

Bathroom

Fitted three piece suite comprising of WC, wash basin and bath with shower overhead. Frosted double glazed window and storage cupboard.

Second Floor

Attic Room

Large double room with velux window, radiator and under eave storage cupboards.

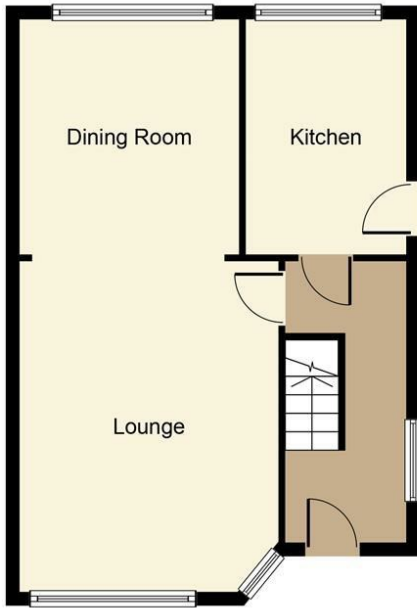
External

The property benefits from a patio area to the front along with lawn garden surrounded by flower beds. To the rear there is a further lawn garden and to the side there is gated access and a large driveway which has gated access. Further driveway to the front that leads to the single detached garage.

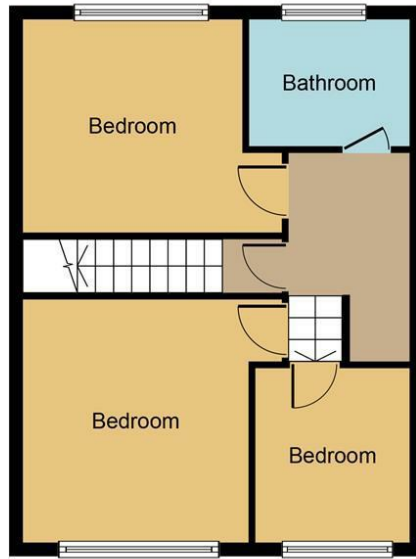


• LARGE ATTIC ROOM TO THE SECOND FLOOR • GARDENS TO THREE SIDES • SINGLE DETACHED GARAGE • OFF-ROAD PARKING • OPEN TO OFFERS • NO UPWARD CHAIN

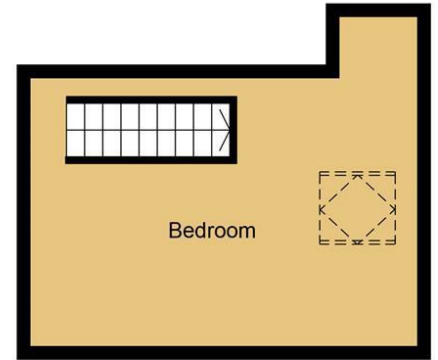




Ground Floor



First Floor



Second Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C	65		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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