



**Creek View, Wheatley, Halifax, HX3 5FJ**



**welcome to**

**Creek View, Wheatley, Halifax**

Situated in the popular location Wheatley of Halifax is this three bedroom semi-detached property which provides excellent family accommodation. Modern and well presented throughout benefitting from spacious living, off street parking and a good sized rear garden. Contact us now to view.



### Entrance Hall

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

### Lounge/Kitchen Diner

25' 10" x 17' 4" ( 7.87m x 5.28m )

Spacious lounge with carpeted flooring, two ceiling light points, gas central heating radiator and French doors which provide access to the rear garden. The lounge is open plan living with the modern fitted kitchen with wall & base units, worksurfaces over incorporating a sink & drainer . There is a double glazed window to the front elevation, gas central heating radiator and ceiling spotlights. With an oven & gas hob with an extractor over, laminate flooring and the kitchen also accommodates the house boiler and provides ample space for dining furniture.

### First Floor Landing

With carpeted flooring, ceiling light point and gas central heating radiator. The loft is also accessible from the first floor landing.

### Bedroom One

12' 6" x 10' 10" ( 3.81m x 3.30m )

Double bedroom with a double glazed window to the rear elevation, ceiling light point and a gas central heating radiator. The bedroom itself has carpeted flooring and a door which leads to the en-suite.

### En-Suite

Modern en-suite which comprises of a three piece suite which includes a low level wc, wash hand basin with a vanity unit and a shower. There are ceiling spotlights, gas central heating towel rail and the en-suite itself has vinyl flooring.

### Bedroom Two

10' 6" x 8' 1" ( 3.20m x 2.46m )

Bedroom two also a double bedroom with carpeted flooring, ceiling light point, gas central heating radiator and a double glazed window to the front elevation.

### Bedroom Three

8' 2" x 6' 8" ( 2.49m x 2.03m )

Bedroom three with a double glazed window to the front elevation, gas central heating radiator, ceiling light point and carpeted flooring.

### Family Bathroom

The modern family bathroom comprises of a white three piece suite which includes a low level wc, wash hand basin with vanity unit and a panelled bath with shower over and a glass shower screen. There is a frosted double glazed window to the side elevation, ceiling spotlights and the bathroom itself has tiled walls & vinyl flooring.

### Wc Room

Located on the ground floor is the wc room which comprises of a low level wc, hand wash basin, ceiling light point and gas central heating radiator. The wc room itself has vinyl flooring.

### Externally

To the front of the property there is a block paved driveway providing off street parking. To the rear of the property there is a good sized garden which is lawned, has a paved patio area providing space for garden furniture if desired and is fenced for privacy which would be great for enjoying the summer months. The rear garden can also be accessed through a gate from the side of the property.



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## Creek View, Wheatley Halifax

- PROPERTY STILL UNDER NHBC WARRANTY
- SITUATED IN A POPULAR LOCATION CLOSE TO SCHOOLS & AMENITIES
- PRESENTED TO AN EXCELLENT STANDARD THROUGHOUT
- THREE BEDROOM SEMI-DETACHED PROPERTY OFFERING SPACIOUS FAMILY LIVING
- OFF STREET PARKING & GOOD SIZED PRIVATE REAR GARDEN

Tenure: Freehold EPC Rating: B

Council Tax Band: C

**£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX114188 - 0005

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 **william h brown** Incorporating Porter Glenny



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