

Chapters



**34 CREEK VIEW
HALIFAX**

**£289,000
FREEHOLD**

Nestled within the sought-after residential area of Wheatley, this beautifully presented home offers modern, spacious living throughout and is now available at £289,000. Set on the popular and well-maintained Creek View development, the property enjoys a quiet yet convenient position close to excellent local amenities, schools, and transport links, making it an ideal choice for families, professionals, or anyone seeking a move-in-ready home in a desirable location.

On entering, you are greeted by a bright and welcoming lounge, offering plenty of natural light and comfortable space for relaxing or entertaining. The contemporary fitted kitchen sits to the rear, featuring modern units, quality finishes, and room for dining perfect for everyday living.

Upstairs, the property boasts well-proportioned bedrooms, each designed to provide a calm and comfortable retreat. The stylish family bathroom offers modern fixtures and a fresh, clean finish.

Externally, the enclosed rear garden provides a low-maintenance outdoor space ideal for seating, children's play, or enjoying warmer days. The property also benefits from a driveway to the front, offering convenient off-street parking. It is also still under the builders warranty.



- Three bedroom semi-detached • Located close to local amenities • Modern and beautifully presented home • Popular residential development • Off road parking • NO CHAIN

Entrance

The entrance hall comprises of laminate flooring, ceiling spotlights, radiator and door to front entrance.

Living Room

The lounge comprises of carpet flooring, ceiling light point, gas central heating radiator, air conditioning, UPVC double glazed window to the front.

Kitchen

The kitchen comprises of tiled flooring with underfloor heating, ceiling spotlights, gas central heating radiator, matching wall and base units with work top over, central island with fitted sink and drainer, oven and induction hob, integrated appliances, bi-fold door to the rear.

Utility Room

The utility room comprises of tiled flooring, ceiling light point, gas central heating radiator, plumbing for a washing machine.

WC

The downstairs WC comprises of vinyl flooring, ceiling spot lights, wash hand basin, low level WC.

First Floor Landing

The landing comprises of carpet flooring, ceiling light point, access to the loft.

Bedroom One

Bedroom one comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation.

En Suite

The En-suite comprises of tile flooring and walls, ceiling spotlights, chrome gas central heated towel rail, low level W/c, wash hand basin, fully fitted shower.

Bedroom Two

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the rear elevation.

Bedroom Three

Bedroom three comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the rear elevation.

Bathroom

The bathroom comprises of tiled flooring, ceiling



spotlights, chrome gas central heated towel rail, paneled bath with shower over, fitted vanity unit with wash hand basin, low level W/c.

External

Externally the property benefits from a blocked paved driveway and to the rear there is a large enclosed Astro-turfed garden. There is also an EV charging point, outside tap and plug point.







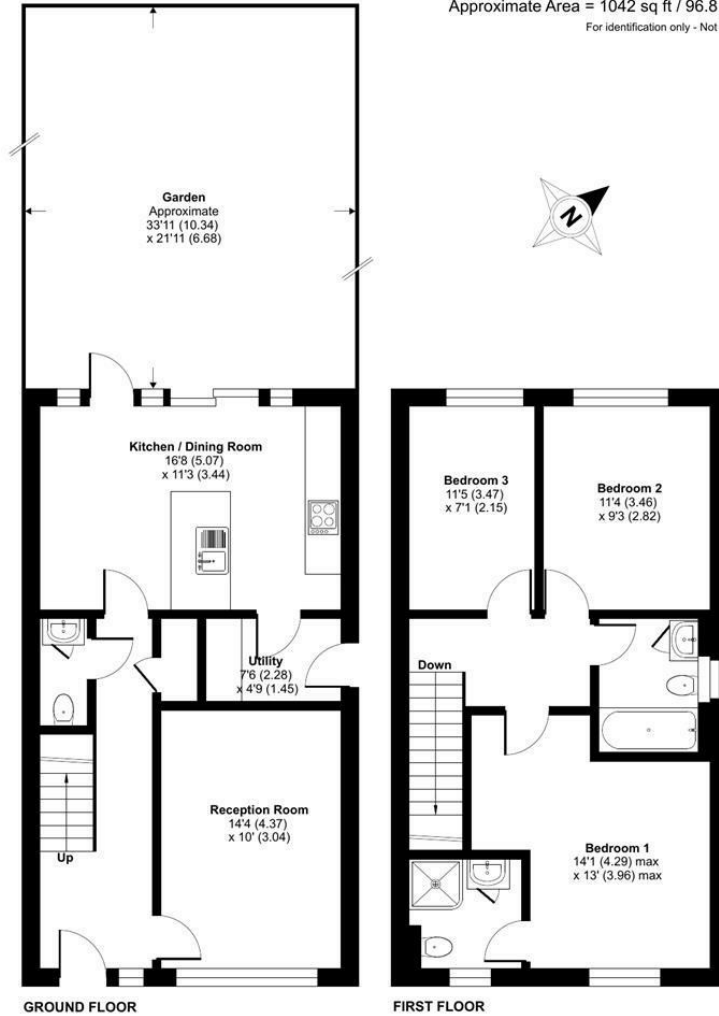
Additional Information

Local Authority -
Council Tax - Band C
Viewings - By Appointment
Only

Floor Area - sq ft
Tenure - Freehold

Creek View, Wheatley, Halifax, HX3

Approximate Area = 1042 sq ft / 96.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nvhocom 2026. Produced for Flyp Homes Limited. REF: 1407413



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B	84	
(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	

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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