



Heatherdale Close, Halifax HX3 5HX

welcome to

Heatherdale Close, Halifax

A four-bedroom town house in Wheatley which offers great family accommodation. Benefits from gas central heating and double glazing. Paved front and rear gardens, garage and parking for two cars! This would make an ideal family home. Call now to view!



Entrance Hall

The entrance hall comprise of vinyl flooring, UPVC door to the front and rear elevation.

Lounge

15' 11" max x 13' 11" (4.85m max x 4.24m)

The lounge comprises of carpet flooring, fitted gas fire, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation, French door to the front elevation.

Kitchen

15' 9" x 12' 1" (4.80m x 3.68m)

The kitchen comprises of laminate wood flooring, ceiling light points, gas central heating radiator, wall and base units with work top over, gas hob with fitted hob and extractor hood over and French door to the rear elevation,

Landing

The landing comprises of carpet flooring; ceiling light point with loft access.

Bedroom One

14' 10" x 8' 10" (4.52m x 2.69m)

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

Bedroom Two

10' 6" x 8' 10" (3.20m x 2.69m)

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

Bedroom Three

10' 1" x 6' 8" (3.07m x 2.03m)

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

Bedroom Four

9' 3" x 8' 5" (2.82m x 2.57m)

Bedroom four comprises of carpet flooring, ceiling

light point, gas central heating radiator, French door tot the rear elevation.

Bathroom

The bathroom comprises of vinyl flooring ceiling light point, tiled walls, gas central heating towel rail, UPVC double glazed window to the rear elevation, low level W/c, panelled bath with shower over, hand wash basin.

Externally

Externally the property benefits from paved gardens front and rear, garage and parking for two cars

Agents Note

PUBLIC NOTICE

ADDRESS: 4 Heatherdale Close, Halifax, HX3 5HX

We are acting in the sale of the above property and have received an offer of £164,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.

EPC Rating: C



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welcome to

Heatherdale Close, Halifax

- FOUR BEDROOM TOWN HOUSE
- PAVED FRONT & REAR GARDEN
- PARKING FOR TWO CARS
- WHEATLEY LOCATION
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£160,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX115328 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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