



Hops Lane, Halifax HX3 5FB

welcome to
Hops Lane, Halifax

An immaculately presented four bedroom detached property situated in the highly desirable area of Wheatley. The property benefits from a Double garage, Driveway, three reception rooms, downstairs Wc and an en-suite to the master bedroom! Call us NOW to book your viewing!



Entrance Hall

The entrance hall comprises carpet flooring, a ceiling light point, a gas central heating radiator, and an under-stairs cloakroom/store.

Lounge

16' x 11' 11" (4.88m x 3.63m)

The lounge comprises ceiling light points, a fitted gas fire, gas central heating radiators and decorative coving. A UPVC double-glazed window overlooks the front elevation, while double French doors lead to and open onto a small decked area.

Dining Room

10' 4" x 9' 8" (3.15m x 2.95m)

A well-presented and generously proportioned dining room, providing ample space for a family-sized dining table and chairs. The room is decorated in neutral tones and benefits from a large window allowing plenty of natural light to flood the space. Finished with attractive wood-effect flooring, gas central heating radiator, this versatile room offers an ideal setting for formal dining, entertaining guests or family gatherings. Additional features include contemporary décor, decorative coving and space for freestanding furniture.

Kitchen

16' 4" x 9' 7" (4.98m x 2.92m)

This stunning contemporary dining kitchen has been finished to a high standard throughout and features a range of sleek high-gloss wall and base units with complementary work surfaces. The impressive central island provides additional preparation space, breakfast seating and a focal point for entertaining. Integrated appliances, recessed spot lighting, gas central heating radiator and stylish mood lighting enhance the modern feel, whilst the open layout flows seamlessly into the conservatory through double doors, creating an ideal space for family living and socialising. The kitchen itself has wood affect floor.

Utility Room

6' 6" x 5' (1.98m x 1.52m)

A handy and practical utility room with wall and base units, gas central heating radiator, wood affect floor. The house boiler is also located in this room.

Conservatory

14' 8" x 10' 3" (4.47m x 3.12m)

A stunning and spacious conservatory enjoying panoramic views over the beautifully maintained rear garden. Featuring a striking glazed roof, French doors opening onto the decked seating area, and an abundance of windows, the room is flooded with natural light throughout the day. Offering ample space for comfortable seating, this versatile reception area provides the perfect setting for relaxing, entertaining guests, or enjoying the garden in all seasons. Further benefits include underfloor heating, creating a warm and comfortable environment year-round. Finished with wood-effect flooring, the conservatory creates a seamless connection between the indoor and outdoor living spaces while maintaining a bright and tranquil atmosphere.

Downstairs W/C

The downstairs W/c comprises of carpet flooring, ceiling light point, pedestal wash basin, low level W/c, gas central heating radiator.

First Floor Landing

Providing access to the first-floor accommodation and benefiting from storage space.

Bedroom One

16' 1" x 9' 9" (4.90m x 2.97m)

Bedroom one comprises of carpet flooring, ceiling light point, built in storage and gas central heating radiator. There is also a door which provides access to the En-suite.

Bedroom Two

11' 1" x 9' 9" (3.38m x 2.97m)

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator.

Bedroom Three

9' 8" x 8' 11" (2.95m x 2.72m)

Bedroom three comprises of carpet flooring, ceiling light point and gas central heating radiator. This bedroom also benefits from fitted storage space.

Bedroom Four

8' 7" x 6' 8" (2.62m x 2.03m)

Bedroom four comprises of carpet flooring ceiling light point, gas central heating radiator.

Bathroom

The bathroom comprises of tiled splashback, ceiling light point, pedestal wash basin, gas central heating radiator, low level W/c, panelled bath with shower over.

Externally

A beautifully maintained and generous rear garden, predominantly laid to lawn and enjoying a high degree of privacy. The garden features a substantial decked seating area adjoining the conservatory, providing the perfect space for outdoor dining and entertaining. Well-established borders, mature planting and attractive woodland views beyond create a peaceful outdoor setting, ideal for relaxing and enjoying the surrounding landscape. There is a useful outdoor storage space situated alongside the property, featuring a large weatherproof shed, ideal for storing gardening equipment, bicycles, and household items. The area is finished with gravel for low maintenance and provides direct access to the enclosed garden beyond. The property also benefits from a spacious driveway, a double garage and gardens to the front.

Double Garage

18' 1" x 17' 4" (5.51m x 5.28m)

The spacious double garage has electric power points and also has extensive loft storage.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been



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Hops Lane, Halifax

- FOUR-BEDROOM DETACHED PROPERTY
- SITUATED IN THE POPULAR AREA OF WHEATLEY
- IMMACULATELY PRESENTED CONTEMPORARY HOME
- BEAUTIFULLY LANDSCAPED AND GENEROUSLY PROPORTIONED GARDENS
- EXTENSIVE DRIVEWAY AND DOUBLE GARAGE

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£395,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX115565 - 0009

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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