



10 Meadow Drive, Wheatley, Halifax, HX3 5JX

**** IDEAL FIRST TIME PURCHASE/YOUNG FAMILY HOME **** Lovely TWO BEDROOM SEMI DETACHED property situated within this well regarded development in Wheatley. The property boasts a kitchen diner which is open plan to the conservatory, two double bedrooms, neutral decor, parking and enclosed garden space. The property is conveniently located close to Halifax Town Centre, amenities on Keighley Road, Dean Clough Mill Complex, Ogden and local schooling. Benefitting further from GCH and DG. Externally, the property has off road parking to the front, having enough space for two vehicles, a narrow driveway leads to the single garage and **RECENTLY LANDSCAPED GARDENS TO THE REAR.**

£195,000

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ENTRANCE HALL

Stairs leading to the first floor and access to the lounge

LOUNGE 13'5" x 11'6" (4.1m x 3.5m)

Feature, wall mounted gas fire

KITCHEN DINER 14'9" x 8'6" (4.5m x 2.6m)

Fitted kitchen with a selection of wall and base units. Integral oven, electric hob and extractor. Integral fridge freezer, dishwasher and plumbing for washer. Worktops and splashback tiled walls. Understair storage and with side access to the conservatory

CONSERVATORY 9'2" x 6'11" (2.8m x 2.1m)

Double doors opening to the rear garden

FIRST FLOOR LANDING

Loft access

BEDROOM ONE 11'10" x 10'10" (3.6m x 3.3m)

Double bedroom with sliding walk in wardrobes with a further built in cupboard

BEDROOM TWO 11'6" x 8'2" (3.5m x 2.5m)

Double bedroom with sliding door wardrobes

BATHROOM 6'3" x 5'11" (1.9m x 1.8m)

Three piece white bathroom suite to include a panelled bath with shower over, vanity style sink unit and W.C. Splashback tiling and heated towel rail

OUTSIDE

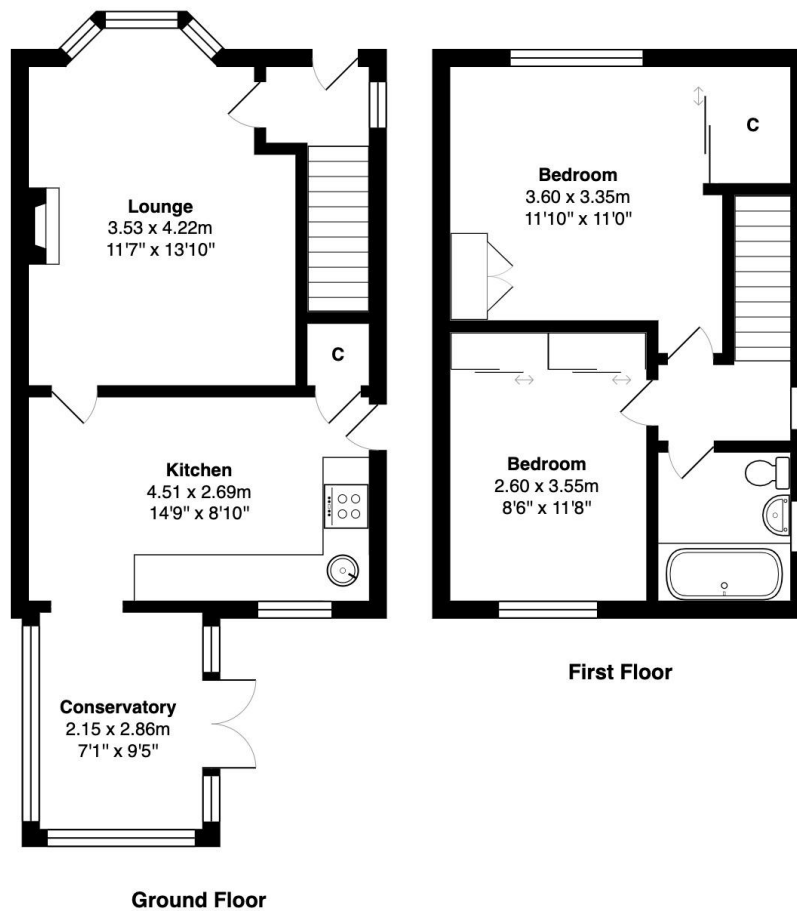
Off road parking to the front, space for two vehicles. Narrow driveway leading to the single garage. Pleasant garden to the rear with paved seating area, Astro Turf lawn and a decked seating area

BUYER DISCLAIMER

Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Total Area: 70.9 m² ... 763 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		