



**18 Meadow Lane, Halifax, HX3 5JR**

**Offers Over £200,000**

Offered FOR SALE is this extremely well presented and well maintained TWO bedroom semi-detached property in this popular area of Wheatley, Halifax. Accommodation comprises; Entrance hallway/study, cloaks/w.c, dining kitchen, lounge and lobby. To the first floor; landing, two double bedrooms and bathroom. Ample off road parking for 5/6 cars, detached garage and private garden to rear. The property benefits from majority Upvc double glazing, gas central heating and smart meters. Close to amenities, transport links and access to the M62 motorway network. Ideal first time buy. No chain.



## Ground Floor

### Entrance Hallway/Study



Composite obscure double glazed door and obscure double glazed side panel to front, understairs storage, dado rail and spotlight. Laminate floor, composite double glazed door to rear and doors to dining kitchen and cloaks/w.c;

### Cloaks/w.c. 2'11" x 4'6" (0.91 x 1.38)



Two piece suite comprising low flush w.c. and sink with vanity unit. Laminate floor and spotlights.

### Dining Kitchen 8'5" x 14'10" (2.59 x 4.53)



Having a range of wall and base units with laminate worktop and tiled splashbacks. 'Range' gas oven and hob, plumbing for washing machine, space for fridge/freezer and one and a half sink and drainer. Radiator, laminate floor and part paneled walls. Spotlights, two Upvc double glazed windows to rear and understairs storage cupboard housing the fusebox and electric meter. Door to lounge;

### Lounge 9'11" x 13'9" (3.04 x 4.20)



Radiator, Upvc double glazed leaded effect window to front and wall lights. Telephone point, cable point and t.v. point. Living flame gas fire with marble base and surround and wooden fireplace. Door to lobby;

## Lobby



Upvc obscure double glazed window to front, radiator and Upvc double glazed window to side. Staircase access to first floor;

## First Floor

### Landing



Obscure single glazed window to side, loft hatch with drop down ladder (loft is part boarded and has power and light. Also houses the combi boiler). Doors to bathroom and bedrooms;

### Bedroom One 11'0" x 11'10" (3.36 x 3.62)



Double bedroom with radiator and Upvc double glazed leaded effect window to front. Built in wardrobes with hanging space, shelf and sensor lights.

### Bedroom Two 8'7" x 11'5" (2.63 x 3.50)



Double bedroom with radiator, telephone point and Upvc double glazed window to front.

### Bathroom 5'9" x 6'4" (1.77 x 1.95)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with mains shower and glass shower screen. Extractor fan, spotlights and radiator. Tiled floor, part tiled walls and Upvc obscure double glazed window to side.

### External



To the front is a gravel driveway providing off road parking for 5/6 cars. To the side is the gas meter and access to the rear garden. To the rear is an Indian stone patio area, artificial lawn and further patio. Outside socket, outside tap and security light.

### Garage

Detached garage with electric roller door and composite door to side. Power, light and alarm. Outside power socket and external lights.

### Tenure

We have been advised by the vendor that the property is freehold.

### Water

Water Meter

### Energy Rating

D

### Council Tax Band

B

### Viewings

Strictly by appointment. Contact Dawson Estates.

### Property to Sell?

Call for a FREE, no obligation valuation.

### Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

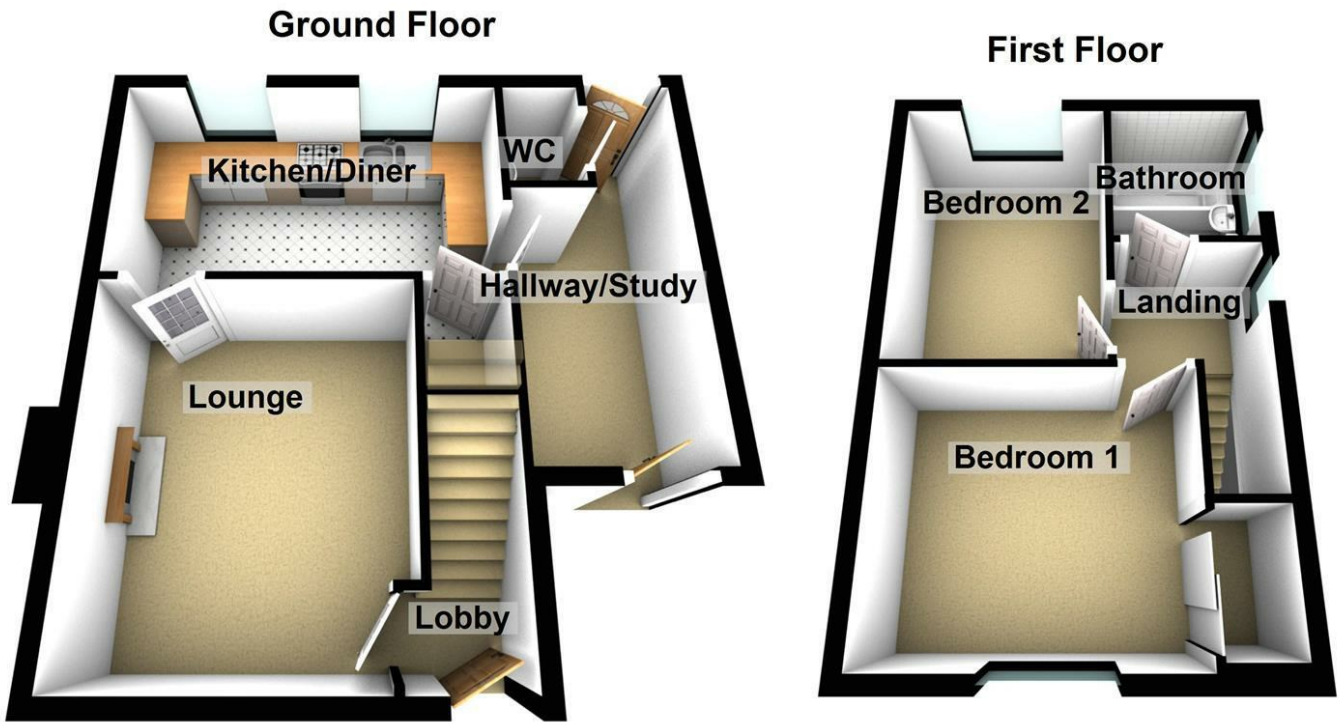
### Boundaries & Ownerships

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

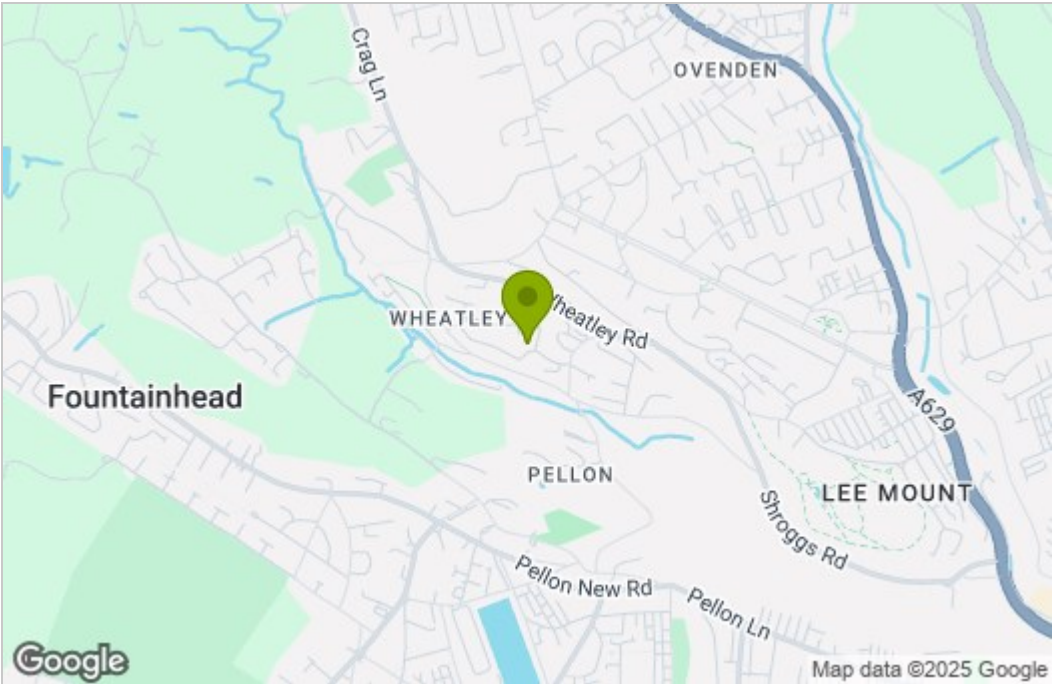
### Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

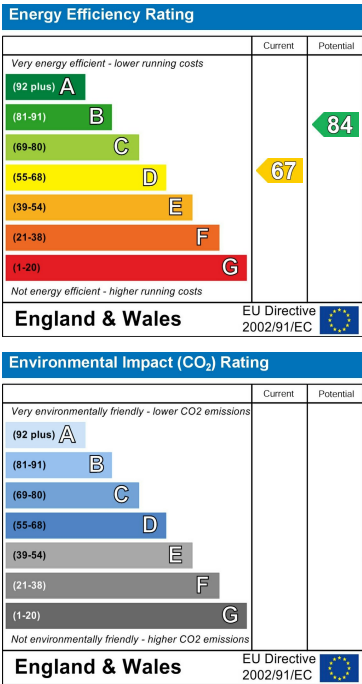
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.