



## 14 Hebble View

Wheatley, HX3 5LQ

Offers Over £160,000 Freehold





Situated on a private and peaceful street accessed off City Lane in Wheatley, 14 Hebble View is a stone-built mid-terraced house that has been fully refurbished by the current owner to offer beautifully presented accommodation perfect for the first-time-buyer.

#### Location

Hebble View is accessed off City Lane in Wheatley, close to the town centre of Halifax offering a range of local amenities including shops, cafes and chain supermarkets. Within Halifax town centre is a bus and train station offering excellent transport links with direct links to Leeds, Manchester and London.

#### Accommodation

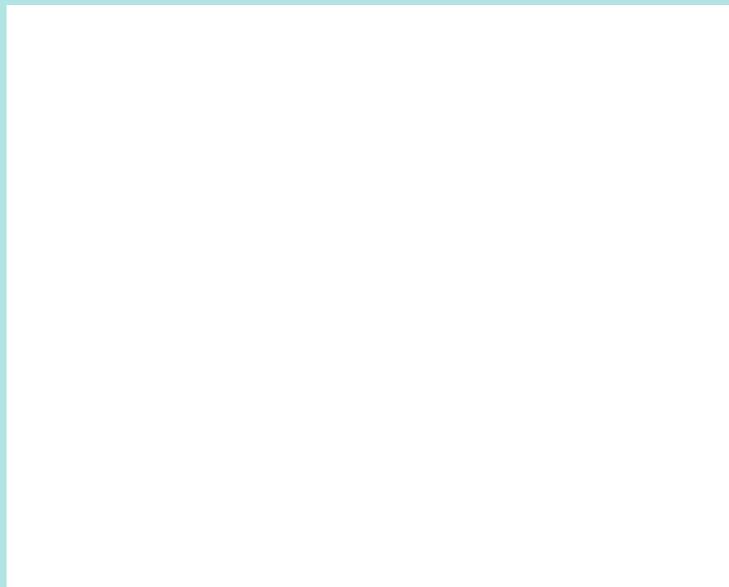
Access is gained into the entrance hallway with a staircase rising to the first floor. The door to your left takes you through to the beautifully presented lounge with a window to the front elevation flooding the room with natural light. A recently fitted media wall with flame-effect fire is the focal point of the room.

Leading off the lounge is the kitchen/diner which offers a range of wall, drawer and base units with contrasting worksurfaces incorporating a ceramic sink and drainer with mixer-tap. Integrated appliances include an oven and four-ring hob with extractor above. A door leads down to a useful cellar room with plumbing for a washing machine, and French doors lead out to the rear garden.

Rising to the first floor landing accessing two bedrooms and the house bathroom. The spacious principal bedroom is positioned to the front elevation with a large window again allowing for natural light while providing a pleasant outlook. A door leads through to a small walk-in-wardrobe.

The second bedroom is positioned to the rear of the property enjoying an outlook over the garden while the newly fitted and beautifully presented house bathroom boasts a contemporary three-piece suite comprising a w/c, wash-hand basin and double walk-in rainfall shower.

Externally, to the front of the property is on-street parking, with steps leading up to a flagged front patio seating area. To the rear, accessed from the kitchen/diner, an enclosed and low-maintenance garden is flagged and bordered by mature planting and shrubbery.



Council tax band: A  
EPC rating: D  
Ground rent: N/A  
Service charge: N/A

[ws-residential.co.uk](http://ws-residential.co.uk)

01484 711200



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.