

bramleys

For Sale

**61 MEADOW LANE
WHEATLEY
HX3 5JR**

RESIDENTIAL SALES

£135,000



- **TWO BEDROOM SEMI DETACHED PROPERTY**
- **SPACIOUS LOUNGE AND DINING ROOM**
- **GARDENS TO THE FRONT AND REAR**
- **DRIVEWAY AND GARAGE**
- **GAS CENTRAL HEATING**
- **UPVC DOUBLE GLAZING**



Located in the popular residential area of Wheatley is this two bedroom semi detached property. Having uPVC double glazing and gas fired central heating, this property would make an ideal purchase for the first time buyer or investor alike. Having off road parking via a driveway and detached single garage as well as garden areas to both front and rear. The accommodation briefly comprises an entrance hall, open plan lounge dining room and separate kitchen. To the first floor there are two double bedrooms and shower room. An early inspection is highly recommended.

Energy Rating: D

The accommodation briefly comprises:-

GROUND FLOOR:

Accessed via a uPVC external door in to the entrance hall.

Entrance Hall

Having a central heating radiator, uPVC double glazed window and further door leading to the lounge.

Lounge

4.22m x 3.56m (13'10 x 11'8)

Being open plan to the dining area, this spacious lounge has a central heating radiator, uPVC double glazed window, two wall light points and a gas fire.



Dining Room

2.74m x 2.08m (9'0 x 6'10)

Having a central heating radiator and uPVC double glazed window to the rear elevation.



Kitchen

2.64m x 2.34m (8'8 x 7'8)

Fitted with a range of matching wall and base units with complimentary working surfaces and tiled splash backs with an inset sink. Having a side drainer and mixer taps, plumbing for an automatic washing machine, space for a cooker, central heating radiator, uPVC double glazed window to the rear elevation and uPVC side external door. There is a further door leading to a useful under stair store cupboard.



FIRST FLOOR:

Landing

Master Bedroom

3.66m x 3.40m (12'0 x 11'2)

A good sized master bedroom situated to the front of the property with a uPVC double glazed window, central heating radiator and built-in wardrobes.



Bedroom 2

3.48m x 2.62m (11'5 x 8'7)

Positioned to the rear of the property and having a central heating radiator and uPVC double glazed window.



Shower Room

Fitted with a three piece white suite comprising of a low flush toilet, pedestal wash basin and full tiled shower cubicle. Being half tiled to the walls and having a uPVC double glazed window and a chrome ladder style radiator.



OUTSIDE:

To the front of the property is a garden area and a tarmac driveway down the side with a detached single garage. To the rear the garden comprises of paved and lawned area and enjoys an open aspect to the rear with views across the woodland.



COUNCIL TAX BAND:

B

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.

VIEWING:

Contact the agents.

MORTGAGES:

Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01422 374811. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

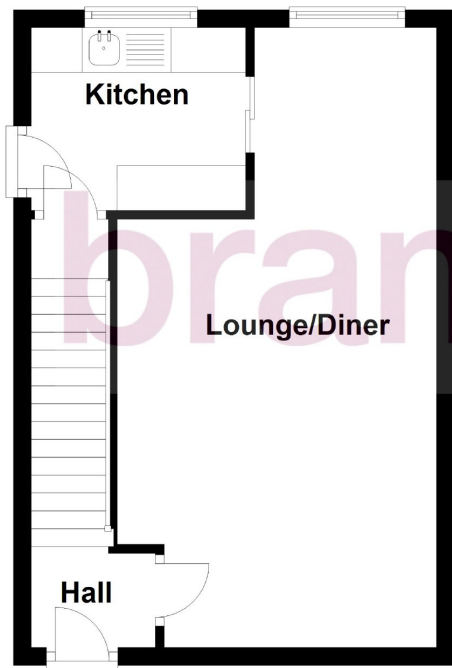
ON-LINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

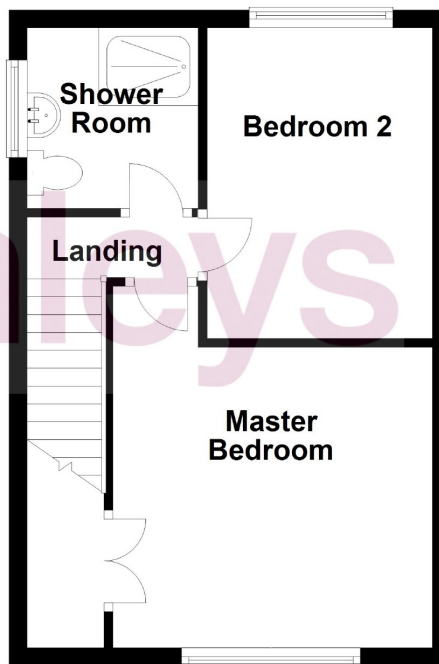
DIRECTIONS:

Leave Halifax via the A629 Ovenden Road taking the first left onto Shroggs Road at the traffic lights. Continue past B&Q, shortly after turn left onto Hebble Lane and take the second right onto City Lane then the first left onto Meadow Lane. The property can be found on the left hand side clearly identified by a Bramleys for sale board.

Ground Floor



First Floor



Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

- There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
- None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

14 St Georges Square, Huddersfield HD1 1JF
t: 01484 530361 | e: info@bramleys1.co.uk

Suite 2.09 University Business Centre, Piece Mill,
27 Horton Street, Halifax HX1 1QE
t: 01422 260000 | e: halifax@bramleys1.co.uk

12 Victoria Road, Elland HX5 0PU
t: 01422 374811 | e: elland@bramleys1.co.uk

110 Huddersfield Road, Mirfield WF14 8AF
t: 01924 495334 | e: mirfield@bramleys1.co.uk

27 Westgate, Heckmondwike WF16 0HE
t: 01924 412644 | e: heckmondwike@bramleys1.co.uk