



**HOLME DENE
LANE ENDS
WHEATLEY
HALIFAX**

!!Fabulous Project Proposition!! A wonderful opportunity to acquire a detached home with great character and prestige within good sized gardens and with far reaching views to the front. The house is in need of complete renovation, but what a home this will be! Steps lead up through a private gateway to the gardens, giving way to a main entrance door which provides access into a formal hallway, leading to a spacious lounge, a dining room with door into the conservatory, and a small kitchen. Upstairs, the landing provides access to the three bedrooms and a bath/shower room.

Come and have a look and see how you would fit and finish the property. There's plenty of space to the side to extend, if you'd like something even more grand, subject to planning and building consents.

£250,000

ENTRANCE HALL

Twin windows sit beside the main entrance door and a formal staircase leads up to the first floor.

LOUNGE

3.52 x 3.33 (11'7" x 10'11")

The measurement doesn't include a wonderful recessed alcove which houses the fireplace with fitted gas fire, or the splayed bay window which overlooks the front garden. Please see the floor plan for clarification.



DINING ROOM

3.25 x 2.74 (10'8" x 9'0")



CONSERVATORY

2.43 x 2.18 (8'0" x 7'2")

With a lovely outlook over the side garden.



KITCHEN

2.67 x 2.43 (8'9" x 8'0")

The room narrows towards the hallway. Please see the floor plan for clarification.

Fitted with older style cupboards and a sink unit.



LANDING

BEDROOM ONE

3.54 x 3.35 (11'7" x 11'0")

Measurement does not include the splayed bay window, which has a wonderful view to the front. There are some wardrobes fitted into this room.



BEDROOM TWO

3.24 x 2.74 (10'8" x 9'0")



BEDROOM THREE

2.15 x 2.13 (7'1" x 7'0")



SHOWER ROOM

A room which could easily be reconfigured to incorporate a good, four or five piece bathroom suite. Currently fitted with an older four piece suite of low level WC, wash basin, bidet and shower tray plus a large airing cupboard.



OUTSIDE

The property occupies good sized gardens, mainly to the front and side, with an off road car parking space cut in off the road. There is a lovely aspect to the side and rear, whilst to the front is a far reaching view, a particular feature of properties in this location.



EXTRA INFORMATION

Tenure: Freehold.

Council Tax Band: C

Please note that the title is being reconstituted as it is not registered at Land Registry.

DIRECTIONS

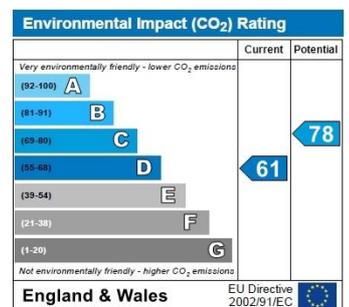
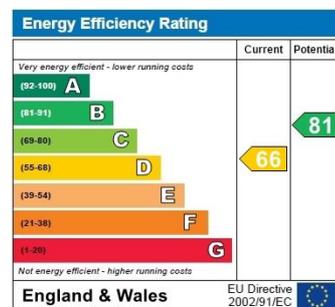
From Halifax town centre proceed along Cow Green and Broad Street, taking the second turning at the Orange Street roundabout along the A629 Keighley Road. Continue along this dual carriageway until reaching the first set of traffic lights and then turn left into Shroggs Road. Follow the road up the hill into Wheatley Road and pass through the village until reaching Lane Ends, where the house can be found set up on the right hand side. Please look out for our signboard. Postcode: HX2 8TW.

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(i) the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract.

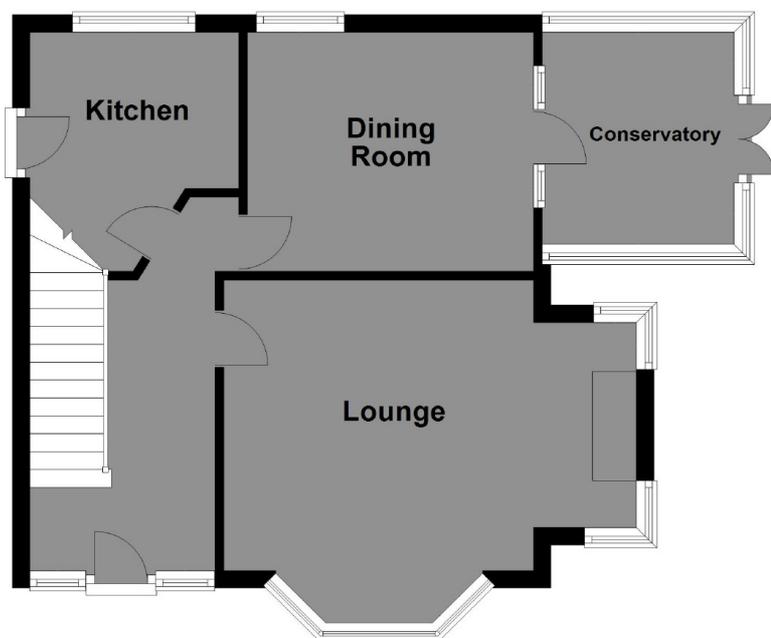
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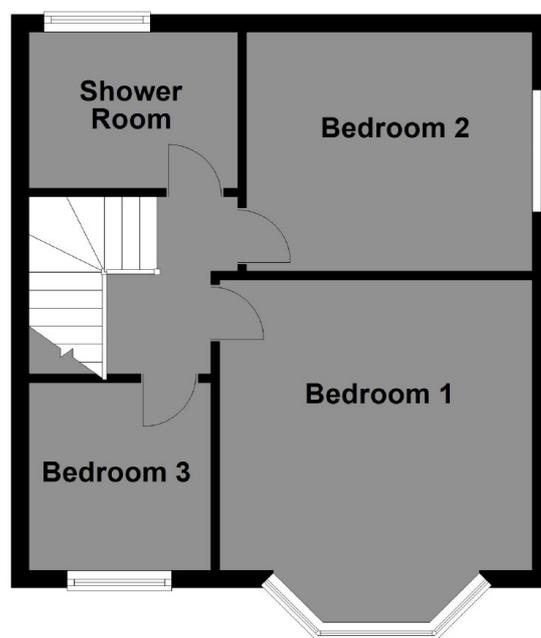


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Ground Floor



First Floor



Floor plans are indicative and are not drawn to scale.
Plan produced using PlanUp.