



**Larch Close, Wheatley, HALIFAX, HX2 0SS**

**welcome to**

**Larch Close, Wheatley, HALIFAX**

Beautifully presented throughout, this attractive home is situated in the highly desirable Wheatley area of Halifax. Offering spacious accommodation, an integral garage, off-street parking and a low-maintenance stone-flagged rear garden, the property is ideal for families and professionals alike.



## Entrance Hall

## Wc Room

## Garage

16' 1" x 8' 2" ( 4.90m x 2.49m )

## Lounge

14' 6" x 11' 3" ( 4.42m x 3.43m )

## Kitchen

16' 8" x 8' ( 5.08m x 2.44m )

## Bedroom One

12' 6" x 8' 1" ( 3.81m x 2.46m )

## En-Suite

6' 2" x 5' 11" ( 1.88m x 1.80m )

## Bedroom Two

11' 9" x 10' 6" ( 3.58m x 3.20m )

## Bedroom Three

10' 1" x 7' 9" ( 3.07m x 2.36m )

## Bedroom Four

6' 8" x 6' 6" ( 2.03m x 1.98m )

## Bathroom

7' 9" x 5' 5" ( 2.36m x 1.65m )

## Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

## Larch Close, Wheatley HALIFAX

- PRESENTED TO AN EXCELLENT STANDARD THROUGHOUT
- SOUGHT AFTER WHEATLEY LOCATION
- INTEGRAL GARAGE & OFF STREET PARKING
- FOUR BEDROOM END TERRACE FAMILY HOME
- GOOD SIZED STONE FLAGGED ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: C

**£260,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HFX115743 - 0002

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