



**Hops Lane, Halifax HX3 5FB**

**welcome to**  
**Hops Lane, Halifax**

An immaculately presented four-bedroom detached property situated in the highly desirable area of Wheatley. The property benefits from a Double garage, Driveway, three reception rooms, downstairs Wc and an en-suite to the master bedroom! Call us NOW to book your viewing!



### Entrance Hall

The entrance hall comprises carpet flooring, a ceiling light point, a gas central heating radiator, and an under-stairs cloakroom/store.

### Lounge

16' x 11' 11" ( 4.88m x 3.63m )

The lounge comprises ceiling light points, a fitted gas fire, gas central heating radiators and decorative coving. A UPVC double-glazed window overlooks the front elevation, while double French doors lead to and open onto a small decked area.

### Dining Room

10' 4" x 9' 8" ( 3.15m x 2.95m )

A well-presented and generously proportioned dining room, providing ample space for a family-sized dining table and chairs. The room is decorated in neutral tones and benefits from a large window allowing plenty of natural light to flood the space. Finished with attractive wood-effect flooring, gas central heating radiator, this versatile room offers an ideal setting for formal dining, entertaining guests or family gatherings. Additional features include contemporary décor, decorative coving and space for freestanding furniture.

### Kitchen

16' 4" x 9' 7" ( 4.98m x 2.92m )

This stunning contemporary dining kitchen has been finished to a high standard throughout and features a range of sleek high-gloss wall and base units with complementary work surfaces. The impressive central island provides additional preparation space, breakfast seating and a focal point for entertaining. Integrated appliances, recessed spot lighting, gas central heating radiator and stylish mood lighting enhance the modern feel, whilst the open layout flows seamlessly into the conservatory through double doors, creating an ideal space for family living and socialising. The kitchen itself has wood affect floor.

### Utility Room

6' 6" x 5' ( 1.98m x 1.52m )

A handy and practical utility room with wall and base units, gas central heating radiator, wood affect floor. The house boiler is also located in this room.

### Conservatory

14' 8" x 10' 3" ( 4.47m x 3.12m )

A stunning and spacious conservatory enjoying panoramic views over the beautifully maintained rear garden. Featuring a striking glazed roof, French doors opening onto the decked seating area, and an abundance of windows, the room is flooded with natural light throughout the day. Offering ample space for comfortable seating, this versatile reception area provides the perfect setting for relaxing, entertaining guests, or enjoying the garden in all seasons. Further benefits include underfloor heating, creating a warm and comfortable environment year-round. Finished with wood-effect flooring, the conservatory creates a seamless connection between the indoor and outdoor living spaces while maintaining a bright and tranquil atmosphere.

### Downstairs W/C

The downstairs W/c comprises of carpet flooring, ceiling light point, pedestal wash basin, low level W/c, gas central heating radiator.

### First Floor Landing

Providing access to the first floor accommodation and benefiting from storage space.

### Bedroom One

16' 1" x 9' 9" ( 4.90m x 2.97m )

Bedroom one comprises of carpet flooring, ceiling light point, built in storage and gas central heating radiator. There is also a door which provides access to the En-suite.

### Bedroom Two

11' 1" x 9' 9" ( 3.38m x 2.97m )

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator.

### Bedroom Three

9' 8" x 8' 11" ( 2.95m x 2.72m )

Bedroom three comprises of carpet flooring, ceiling light point and gas central heating radiator. This bedroom also benefits from fitted storage space.

### Bedroom Four

8' 7" x 6' 8" ( 2.62m x 2.03m )

Bedroom four comprises of carpet flooring ceiling light point, gas central heating radiator.

### Bathroom

The bathroom comprises of tiled splashback, ceiling light point, pedestal wash basin, gas central heating radiator, low level W/c, panelled bath with shower over.

### Externally

A beautifully maintained and generous rear garden, predominantly laid to lawn and enjoying a high degree of privacy. The garden features a substantial decked seating area adjoining the conservatory, providing the perfect space for outdoor dining and entertaining. Well-established borders, mature planting and attractive woodland views beyond create a peaceful outdoor setting, ideal for relaxing and enjoying the surrounding landscape. There is a useful outdoor storage space situated alongside the property, featuring a large weatherproof shed, ideal for storing gardening equipment, bicycles, and household items. The area is finished with gravel for low maintenance and provides direct access to the enclosed garden beyond. The property also benefits from a spacious driveway, a double garage and gardens to the front.

### Double Garage

18' 1" x 17' 4" ( 5.51m x 5.28m )

The spacious double garage has electric power points and also has extensive loft storage.



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welcome to

## Hops Lane, Halifax

- FOUR BEDROOM DETACHED PROPERTY
- SITUATED IN THE POPULAR AREA OF WHEATLEY
- IMMACULATELY PRESENTED CONTEMPORARY HOME
- BEAUTIFULLY LANDSCAPED AND GENEROUSLY PROPORTIONED GARDENS
- EXTENSIVE DRIVEWAY AND DOUBLE GARAGE

Tenure: Freehold EPC Rating: C

Council Tax Band: E

**£395,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX115565 - 0008

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