



## Moor Bottom Road, Illingworth,

**£160,000**

\* SEMI DETACHED \* THREE BEDROOMS \* POPULAR LOCATION \*  
\* GARDENS \* DRIVE \* GARAGE \*

This three bedroom semi detached property would make an ideal purchase for a number of buyers. Located in the popular area of Illingworth, which boasts rural walks and local schools.

Benefits from gas central heating (not tested), double glazing, garage and gardens.

Briefly comprising entrance, hallway, L shaped lounge/diner, kitchen, bedroom, w/c and a wet room. There are two further first floor bedrooms.

To the outside there are gardens with a driveway and a garage.



## Entrance

## Hall

With understairs storage and double glazed window.

## Lounge/Dining Room

24'4" x 15'9" (7.42m x 4.80m)

With living flame gas fire in fireplace surround, double glazed window, patio doors to rear.

## Kitchen

11'2" x 6'10" (3.40m x 2.08m)

With wall and base units incorporating stainless steel sink unit, plumbing for auto washer, double glazed window.

## Bedroom One

11'4" x 9'10" (3.45m x 3.00m)

With double glazed window.

## WC

With low suite wc and double glazed window.

## Wet Room

Walk-in wet room, wash basin, double glazed window, storage cupboard.

## First Floor Landing

## Bedroom Two

16'1" x 15'10" (4.90m x 4.83m)

With double glazed window.

## Bedroom Three

15'9" x 11'4" (4.80m x 3.45m)

With double glazed window.

## Exterior

To the outside there is a driveway, garage and a garden to the rear.

## Directions

From our office on Queensbury High Street head west on High St/A647 towards Russell St, continue to follow A647, turn right onto Windy Bank Ln, continue onto Brow Ln, turn right onto Holdsworth Rd, turn right to stay on Holdsworth Rd, continue onto Moor Bottom Rd and the property will be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

C



**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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