



Heathmoor Park Road, Illingworth

£249,950

* TOWN HOUSE * FIVE BEDROOMS * OVER THREE FLOORS * TWO BATH/SHOWER ROOMS *

* MODERN KITCHEN * FANTASTIC VIEWS * GARDEN * PARKING *

Superb four/five bedroom town house which offers deceptively spacious accommodation over three floors.

Boasting uninterrupted far reaching reservoir views to the front, modern fitted kitchen and en-suite shower room.

The property would appeal to a young/growing family and is within easy reach of amenities, shops and a choice of first and secondary schools.

The accommodation briefly comprises reception hallway, cloakroom/wc and two ground floor bedrooms. To the first floor there is a spacious lounge which boasts a balcony and a dining kitchen. There are three further second floor bedrooms (master bedroom having en-suite) and a house bathroom.

To the outside there is a well maintained garden to the rear, together with a driveway to the front providing off street parking.





Reception Hall

With tiled floor and radiator.

Cloakroom/WC

With low suite wc and wash basin.

Bedroom Two

12'8" x 9' (3.86m x 2.74m)

With radiator.

Bedroom Three

10'6" x 9'1" (3.20m x 2.77m)

With radiator.

First Floor Landing

Lounge

15'2" x 15'7" (4.62m x 4.75m)

With electric fire in feature fireplace surround, upvc French doors to balcony, two radiators.

Kitchen

13'10" max x 15'5" max (4.22m max x 4.70m max)

Light oak effect fitted kitchen having a range of wall and base units incorporating laminated sink unit, gas hob, electric oven, part tiled walls and radiator.

Second Floor Landing

Bedroom One

11' x 9'9" (3.35m x 2.97m)

With fitted wardrobes and radiator. En-Suite Shower Room;

En Suite Shower Room

Three piece suite, part tiled walls and radiator.

Bedroom Four

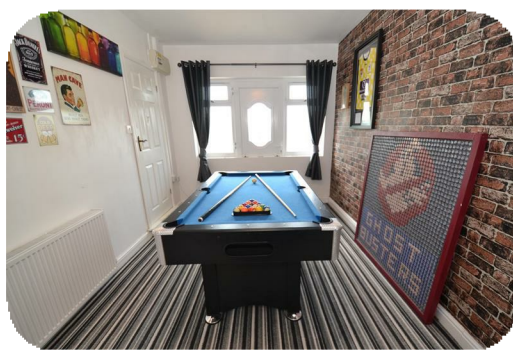
8'5" x 11'3" (2.57m x 3.43m)

With radiator.

Bedroom Five

6'9" x 7'9" (2.06m x 2.36m)

With radiator.





Bathroom

Modern three piece suite, tiled walls and radiator.

Exterior

To the outside there is a well maintained low maintenance garden to the rear with patio and shrubs. Together with a driveway to the front providing off-road parking.

Directions

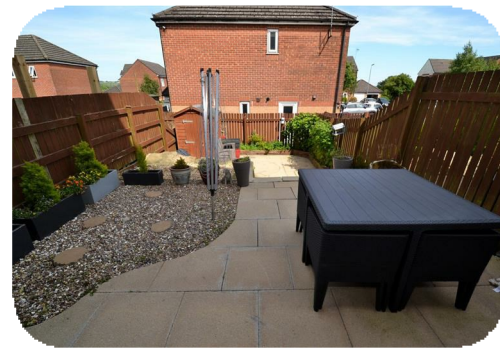
From our office on Queensbury High Street head west on High St/A647 towards Russell St, turn right onto Windy Bank Ln, continue onto Brow Ln, right onto Holdsworth Rd, turn right to stay on Holdsworth Rd, continue onto Moor Bottom Rd, merge onto Whitehill Rd, right onto Keighley Rd/A629, turn left onto Heathmoor Park Rd and the property will shortly be seen displayed via our For Sale board.

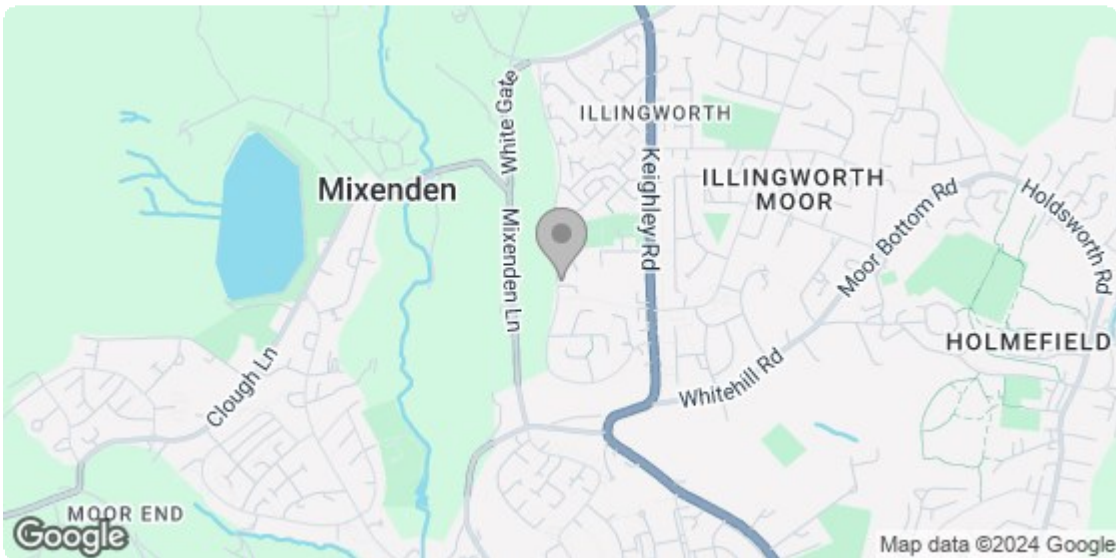
TENURE

FREEHOLD

Council Tax Band

C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			

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.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk

website www.sugdensesstates.co.uk



Sugdén Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

