



Heathmoor Park Road, Illingworth

Offers In Excess Of £275,000

* DETACHED * THREE BEDROOMS * QUIET CUL-DE-SAC * CLOSE TO AMENITIES *
* MODERNISED * CONSERVATORY * MODERN KITCHEN * TWO BATH/SHOWER ROOMS *
* GARDEN * DRIVE * GARAGE *

Superbly presented three bedroom detached home, ideally located on this small and quiet cul-de-sac location. With planning permission granted for a two storey extension the property would appeal to a young/growing family and is within easy reach of amenities, shops and a choice of primary and secondary schools.

Having been modernised by the current owners to offer 'ready to move into' accommodation.

Benefits from a modern fitted kitchen, en-suite shower room, solar panels and recently installed boiler.

To the outside there is an enclosed lawned and patio garden, together with a driveway leading to a single garage.





Entrance Hall

With tiled floor and radiator.

Cloakroom/WC

Modern two piece suite comprising low suite wc, pedestal wash basin, radiator, double glazed window, tiled floor.

Lounge

18'3" x 9'2" (5.56m x 2.79m)

Modern wall hung living flame gas fire, radiator, double glazed window and French doors.

Conservatory

15'1" x 9'7" (4.60m x 2.92m)

With radiator, French doors to rear garden.

Kitchen

16'6" x 7'8" (5.03m x 2.34m)

Modern fitted kitchen having a range of wall and base units incorporating sink unit, granite work surfaces, oven, hob and extractor hood, integrated fridge/freezer, dishwasher, washing machine, tiled floor, radiator, double glazed window.

Dining Room

9'3" x 8'6" (2.82m x 2.59m)

With bespoke drawers and wall cupboards, tiled floor, radiator and double glazed window.

First Floor

With radiator and double glazed window. Access to loft.

Bedroom One

11'8" x 9'3" (3.56m x 2.82m)

Modern fitted wardrobe, radiator and double glazed window. En-Suite;

En Suite Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and extractor fan.

Bedroom Two

10'3" x 7'7" (3.12m x 2.31m)

With radiator and double glazed window.

Bedroom Three

9'6" x 9'6" (2.90m x 2.90m)

Having modern fitted wardrobes, radiator and double glazed window.





Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Exterior

To the outside there is an enclosed lawned garden with patio to the rear, together with a driveway leading to a single garage.

Directions

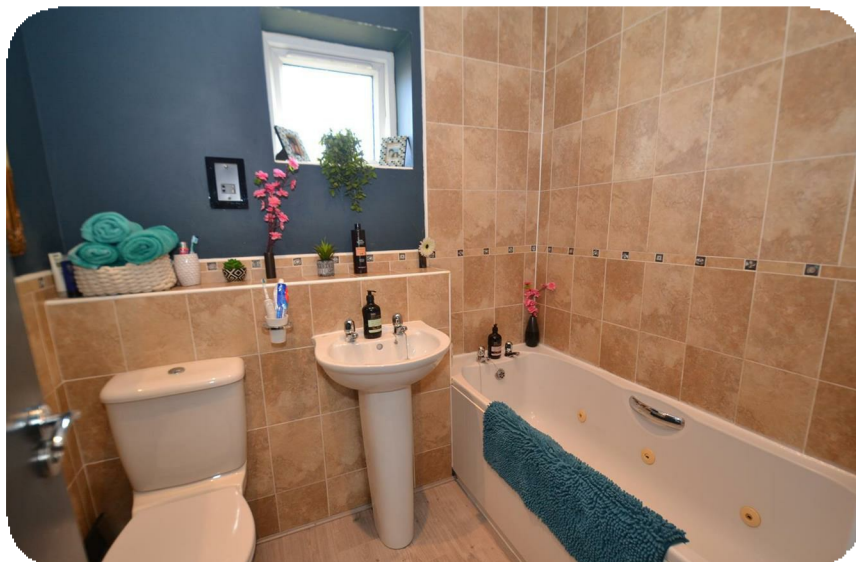
From our office on Queensbury High Street head west on High St/A647 towards Russell St, continue to follow A647 for 1 mile, turn right onto Windy Bank Ln, continue onto Brow Ln, turn right onto Holdsworth Rd, turn right to stay on Holdsworth Rd, continue onto Moor Bottom Rd, merge onto Whitehill Rd, turn right onto Keighley Rd/A629, turn left onto Heathmoor Park Rd and the property will shortly be seen displayed via our For Sale board.

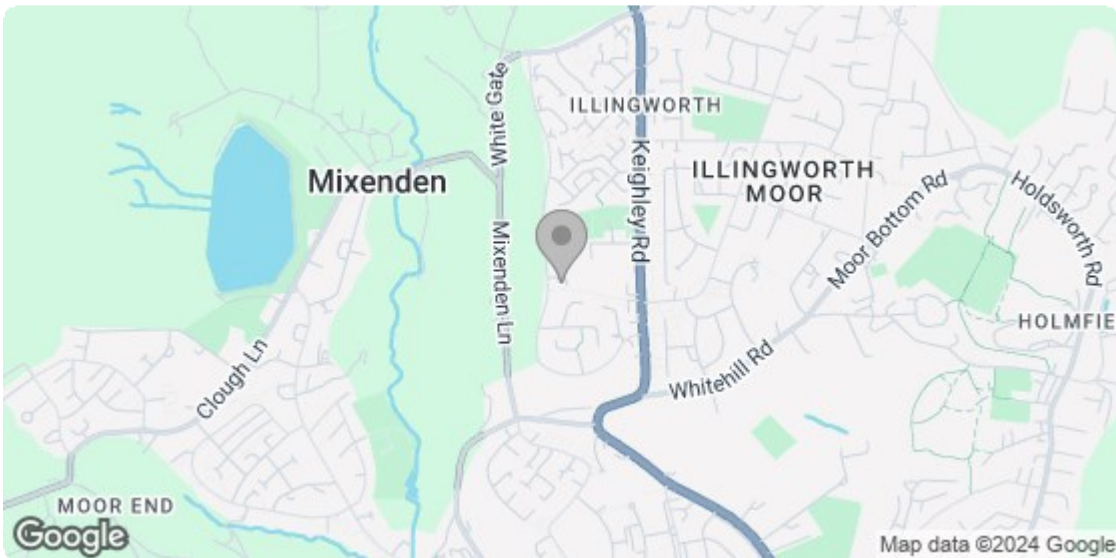
Council Tax Band

C

TENURE

FREEHOLD





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		70	
(69-80) C			
(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 (CO₂) 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.

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