



**Occupation Lane, Illingworth**  
**Offers In Excess Of £200,000**

\* SEMI DETACHED \* FOUR BEDROOM \* FAMILY SIZED \* READY TO MOVE INTO \*  
\* GARDEN \* PARKING \* CLOSE TO AMENITIES \* NO ONWARD CHAIN \*

The family sized four bedroom semi detached home would make an ideal purchase for a number of buyers. The 'ready to move into' accommodation is within easy reach of amenities, shops and good schools nearby.

Benefits from gas central heating, double glazing, large garden to rear and off street parking.

The accommodation briefly comprises entrance hall, lounge, dining kitchen, utility room, WC, four first floor bedrooms and a family bathroom.

To the outside there are large gardens to the rear with a driveway providing off street parking.







### Entrance Hall

With tiled floor and radiator.

### Dining Kitchen

10'6" x 14'7" (3.20m x 4.45m)

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback and floor, breakfast bar, integrated fridge/freezer, plumbing for auto washer, plumbing for dishwasher, oven, hob, extractor hood, radiator and double glazed window.

### Lounge

16'4" x 11'7" (4.98m x 3.53m)

With living flame gas fire in fireplace surround, radiator and two double glazed windows.

### Utility

Useful storage.

### First Floor Landing

With double glazed window. Access to loft.

### Bedroom One

10'9" x 10'8" (3.28m x 3.25m)

With radiator and double glazed window.

### Bedroom Two

10'2" x 8' (3.10m x 2.44m)

With built in wardrobe, radiator and double glazed window.

### Bedroom Three

7'9" x 8' (2.36m x 2.44m)

With built in wardrobe, radiator and double glazed window.

### Bedroom Four

10'3" x 6'7" (3.12m x 2.01m)

With built in wardrobes, radiator, double glazed window.

### Shower Room

With three piece suite comprising shower cubicle, wash basin, low suite wc, radiator and double glazed window.





### Exterior

To the outside there a driveway, lawned garden to rear and a large shed.

### 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, turn right onto School Lane, left onto Occupation Lane and the property will be seen displayed via our For Sale board.

### TENURE

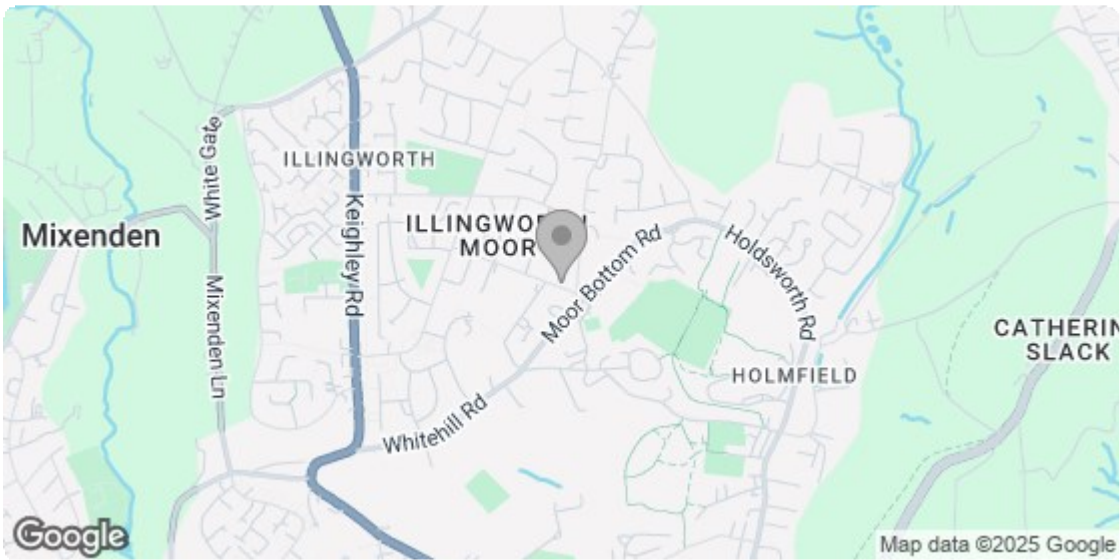
FREEHOLD

### Council Tax Band

A / Calderdale







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 (CO <sub>2</sub> ) 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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