



**Keighley Road, Illingworth,**

**£145,000**

**\* END TOWN HOUSE \* TWO BEDROOMS \* MODERN BATHROOM \***

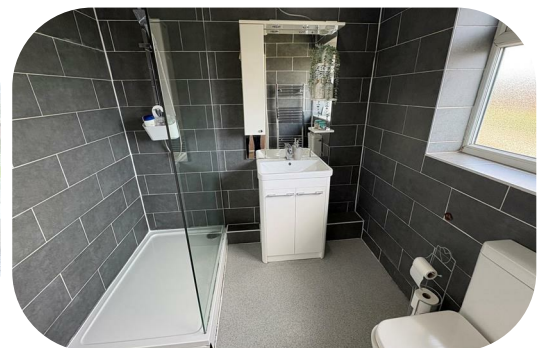
**\* GARDENS \* GARAGE \* GREAT STARTER HOME \***

**Of you're a FIRST TIME BUYER buyer or INVESTOR - this could be the house for you!!!**

**Spacious two bedroom end town house.**

**Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, fitted kitchen, dining area, two double first floor bedrooms and a modern house bathroom.**

**To the outside there are good sized gardens to three sides and a garage.**





## Entrance

## Lounge

14'6" x 11'9" (4.42m x 3.58m)

With electric fire in feature fireplace, radiator.

## Kitchen

17'7" x 6'6" (5.36m x 1.98m)

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

## Dining Area

11'9" x 6' (3.58m x 1.83m)

With radiator.

## First Floor Landing

With store cupboard and radiator.

## Bedroom One

11'4" x 9'7" (3.45m x 2.92m)

With fitted wardrobes, drawers & dresser, radiator.

## Bedroom Two

15'8" x 9'9" (4.78m x 2.97m)

With fitted wardrobes and radiator.

## Shower Room

Modern white three piece suite, tiled walls and heated towel rail.

## Exterior

To the outside there are gardens to three sides and a garage.

## 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, left onto Occupation Ln, left onto Illingworth Rd, right onto Littlemoor Rd, left onto Keighley Rd, turn left to stay on Keighley Rd and the property will shortly be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

Calderdale / A



**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		
(92-100) A			(8-11) A		
(81-91) B			(12-15) B		
(69-80) C			(16-20) C		
(55-68) D			(21-25) D		
(39-54) E			(26-30) E		
(21-38) F			(31-35) F		
(1-20) G			(36-40) G		
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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