



25 Round Hill, Illingworth, Halifax, HX2 9XJ

Offers Over £249,000

- EXTENDED FOUR BEDROOM SEMI DETACHED
- SPACIOUS KITCHEN-DINER LIVING SPACE
- ENCLOSED REAR GARDEN
- CLOSE TO TWO HIGHLY REGARDED SCHOOLS
- MODERN FITTED KITCHEN & BATHROOM
- WELL PRESENTED THROUGHOUT
- OFF-ROAD PARKING
- ENSUITE & GROUND FLOOR WC
- AN IDEAL FAMILY HOME
- GROUND FLOOR WC & UTILITY

25 Round Hill, Halifax HX2 9XJ

**** FOUR BEDROOM EXTENDED SEMI DETACHED ** WELL PRESENTED THROUGHOUT **
IMPRESSIONING OPEN PLAN KITCHEN-DINER ** OFF-ROAD PARKING & GARDENS FRONT & REAR**
** This spacious family home on Round Hill in HX2 is ready to move in and has been well maintained by the current owners. Situated in a cul-de-sac position and within catchment of two local highly regarded schools, plus easy access to local amenities and the town centre. Briefly comprising of: Entrance Hall, Lounge, a spacious Kitchen-Diner, Utility Room with WC, four good-sized Bedrooms and a family Bathroom. Early viewing is advised.



Council Tax Band: B



Entrance Hall

The front door leads into an inviting hallway with stairs leading off to the first floor and doors to the lounge and kitchen-diner.

Lounge

12'11 x 9'11

Window to the front elevation, TV point and a central heating radiator.

Kitchen-Diner

21'5 x 17'6 max

Previously two rooms but now open plan, having designated kitchen area and dining/living space. The kitchen comprises of a range of fitted shaker style cabinets with ample working surface space and a range of integrated appliances. There are windows to both the front and rear elevations, plus French doors leading out to the garden; allowing for plenty of natural light. Laminate flooring throughout and a door to the utility room.

Utility Room

Fitted with base and wall units to match the kitchen, stainless steel sink & drainer and a WC. Window to the rear elevation.

First Floor

Landing area giving access to all bedrooms & the family bathroom.

Bedroom One

12'2 x 10'0

Window to the front elevation offering a pleasant outlook, central heating radiator and a door to an ensuite shower room.

Ensuite Shower Room

Comprising of a shower cubicle with glass door and a wall mounted washbasin. Window to the front elevation and a chrome heated towel rail.

Bedroom Two

12'2 x 9'9

Window to the front elevation with open aspect and a central heating radiator.

Bedroom Three

11'3 x 7'10

Window to the rear elevation and a central heating radiator.

Bedroom Four

8'7 x 7'10

Window to the rear elevation and a central heating radiator.

Bathroom

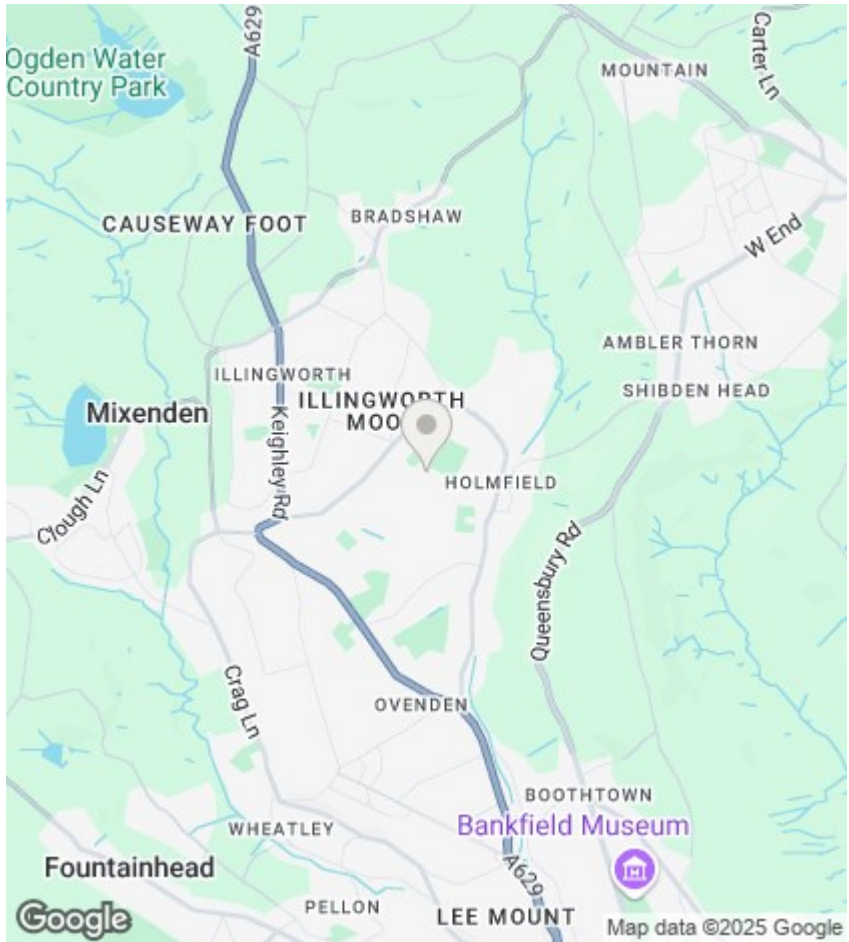
A modern, fully tiled family bathroom comprising of a roll-top bath with mains powered shower over, rectangular washbasin set in a vanity unit with storage below and a WC. Window to the rear elevation.

External

To the front of the property is an open-plan block-paved driveway with easy parking for two cars and a lawn area with mature shrubs and hedging. To the rear is an enclosed garden space with a paved patio seating area, lower level with artificial grass and flowerbeds, plus a further smaller seating area.







Directions

Viewings

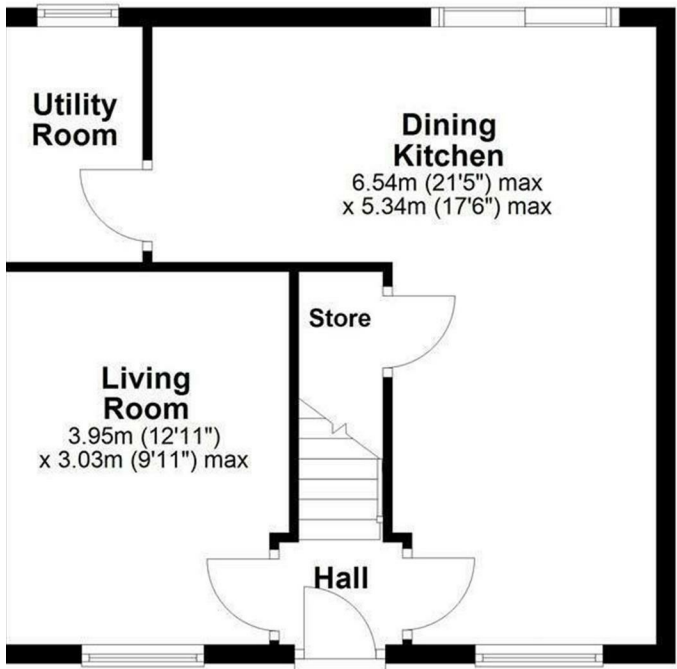
Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(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

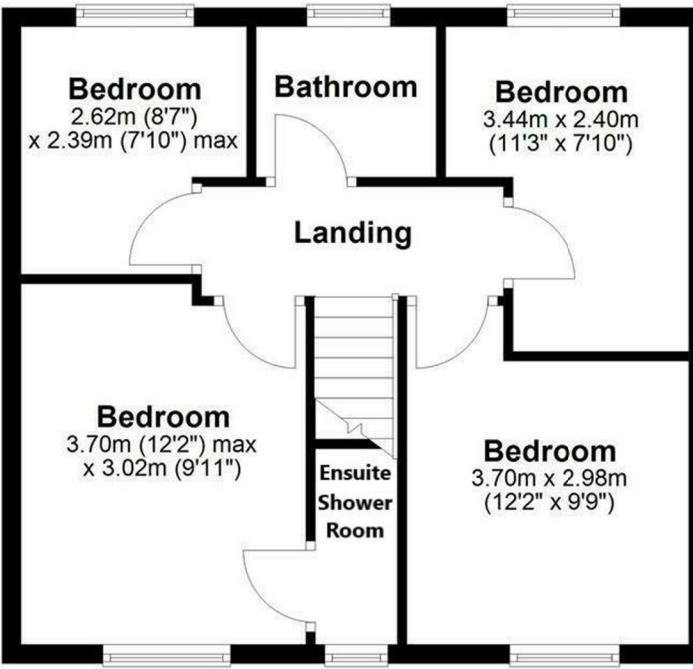
Ground Floor

Approx. 48.2 sq. metres (519.3 sq. feet)



First Floor

Approx. 46.1 sq. metres (495.8 sq. feet)



Total area: approx. 94.3 sq. metres (1015.0 sq. feet)