

Peter David

Properties Ltd

Residential Sales and Lettings



Eastwood Avenue, Illingworth

£180,000





Peter David are delighted to bring this THREE BEDROOM SEMI DETACHED RESIDENCE to the market for sale. With gardens to both the front and rear, a detached single garage and driveway providing off road parking. We expect this family home to be very popular. With modern conveniences such as gas central heating and PVCu double glazing it will make a lovely family home. While the property requires some modernisation, the price has been adjusted accordingly to accommodate the renovation needs.

Located in Illingworth, the area has many local shops and facilities including a doctors surgery, chemist, supermarket and a local church. There are both primary and secondary schools in the area including the well regarded North Halifax Grammar School and Trinity Academy.

The property briefly comprises of an Entrance hallway, lounge, fitted kitchen, two first floor double bedrooms, single bedroom, storage room and family bathroom. To the front of the property there is a garden with a driveway leading up the side of property providing parking. To the rear you will find an enclosed patio and a detached garage.

- THREE BEDROOM SEMI DETACHED PROPERTY
- SOLD WITH NO UPWARD CHAIN
- DETACHED GARAGE
- GARDEN FRONT AND REAR PATIO
- DRIVEWAY
- EPC RATING C
- COUNCIL TAX BAND B
- CLOSE TO LOCAL AMENITIES

Accommodation

Entrance Hallway

Enter the property via a UPVC door, central heating radiator and stair case leading to the first floor.

Kitchen

17'7" x 8'6" (5.36m x 2.6m)

With a range of matching wall and base units with complementary work surfaces and tiled splash back. Four ring gas hob, integrated oven, sink and drainer, space for a washing machine. Serving hatch to the dining area in the living room. Storage cupboard, double glazed window, central heating radiator, door providing access to the side of the property.

Living Room

23'8" x 10'9" (7.22m x 3.3m)

Spacious lounge which spans the length of the property so room for a dining area where the hatch to the kitchen is. Feature gas fire, central heating radiator, double glazed window to both sides.

First Floor

Bedroom 1

10'9" x 9'11" (3.28m x 3.03m)

Double bedroom with one wall of fully fitted wardrobes, double glazed window and central heating radiator.

Bedroom 2

10'9" x 10'8" (3.3m x 3.27m)

Double bedroom with space for wardrobes, double glazed window and central heating radiator.

Bedroom 3

8'5" x 7'9" (2.58m x 2.37m)

Single bedroom with double glazed window and central heating radiator.

Bathroom

6'9" x 5'3" (2.06m x 1.62m)

Part tiled with a white three piece suite which comprises of bath, hand wash vanity basin, low flush WC, central heating radiator and frosted double glazed window.

Store room

External

To the front of the property there is a garden with a driveway leading up the side of property providing parking for 3 cars. To the rear you will find an enclosed patio and a detached garage.

Garage

Directions

Please use post code HX2 9DT for sat nav directions.

PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



Hybrid Map

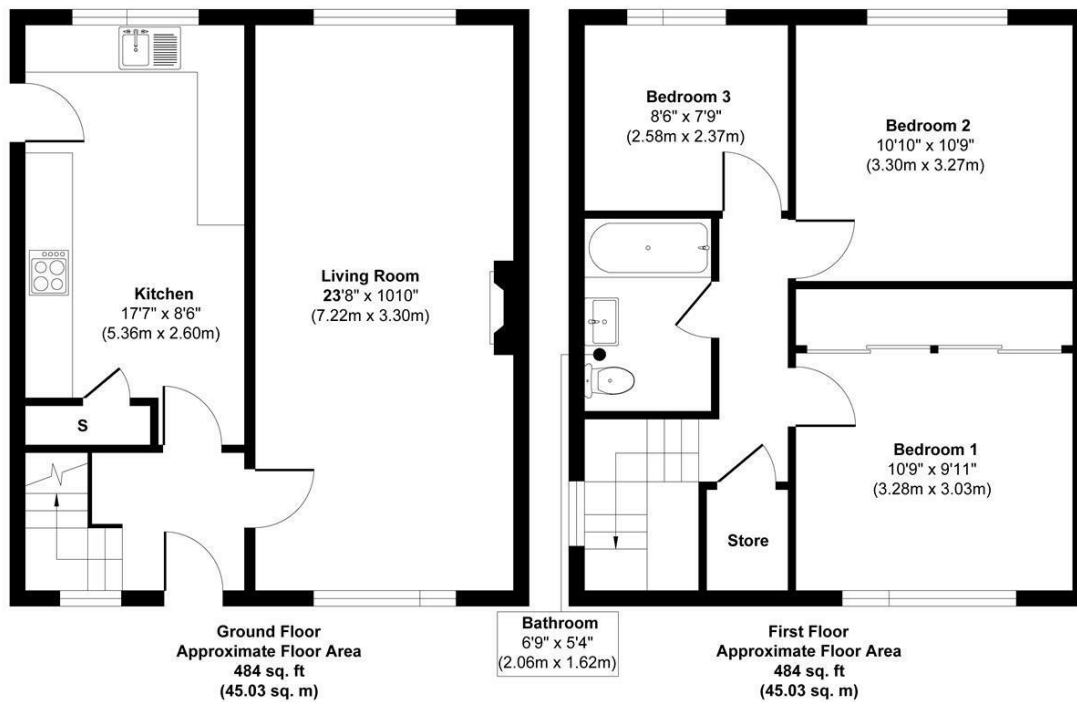


Terrain Map



Floor Plan

16 Eastwood Avenue, Illingworth, Halifax HX2 9DT

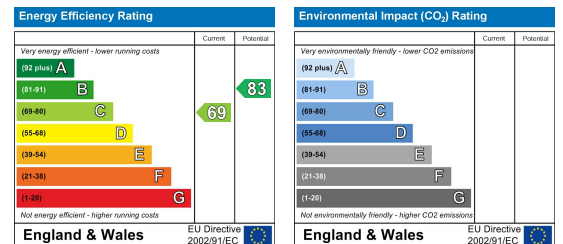


Approx. Gross Internal Floor Area 968 sq. ft / 90.06 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

361 Skircoat Green Road,
 Halifax
 HX3 0RP

102 Commercial Street
 Brighouse HD6 1AQ

20 New Road
 Hebden Bridge HX7 8EF

213 Halifax Road
 Huddersfield HD3 3RG

www.peterdavid.co.uk

T: 01422 366948
 E: halifax@peterdavid.co.uk

T: 01484 719191
 E: brighouse@peterdavid.co.uk

T: 01422 844403
 E: hebdenbridge@peterdavid.co.uk

T: 01484 719191
 E: huddersfield@peterdavid.co.uk