

Peter David

Properties Ltd

Residential Sales and Lettings



Hill View,

£300,000





Peter David Properties are delighted to bring to market this SUPERB EXTENDED FAMILY HOME. Deceptively spacious with THREE BEDROOMS plus a home office, this property is ideal for a growing family. Well presented and ready to move in to.

Internally the property comprises of an entrance hall, kitchen, lounge, dining room, home office and a ground floor bathroom. To the second floor there are three double bedrooms with a master en suite. Externally there is a driveway providing off road parking, a substantial sized garage and large garden to the rear.

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.

- SUPERB EXTENDED FAMILY HOME
- THREE BEDROOMS PLUS HOME OFFICE
- IDEAL FOR A GROWING FAMILY
- OFF ROAD PARKING + LARGE DETACHED GARAGE/WORKSHOP
- LARGE REAR GARDEN
- POPULAR LOCATION
- COUNCIL TAX BAND - C
- EPC RATING - C

Accommodation

Entrance hall

A welcoming entrance hall with a storage cupboard for your coats and shoes, with access to all the principle rooms and an open staircase leading to the first floor.

Kitchen

8'9" x 12'1" (2.67 x 3.7)

With a range of matching wall and base units with wood effect work surfaces and upstand, one and a half bowl stainless steel sink. Integrated oven and grill, ceramic hob, extractor hood, integrated fridge freezer, integrated dish washer and space for a washing machine and tumble dryer. Large double glazed window, tall central heating radiator and breakfast bar.

Lounge

10'10" x 16'4" (3.32 x 5)

A good size lounge with wall lights, large double glazed window and a central heating radiator. Double doors leading to the dining room.

Dining room

10'10" x 11'9" (3.32 x 3.6)

With ample space for a large dining table and chairs, pendant lighting, central heating radiator and bi folding door leading to the rear garden.

Home office

9'8" x 7'4" (2.95 x 2.25)

This room lends itself to a variety of uses, including a home office, guest bedroom or play room. With a central heating radiator and double glazed window.

House bathroom

5'5" x 6'3" (1.67 x 1.92)

Fully tiled with a white three piece suite which comprises of a shower over the bath, vanity unit wash hand basin with a matching low flush WC and a frosted double glazed window.

First floor

Bedroom one

10'11" x 14'11" (3.35 x 4.57)

Double bedroom with built in wardrobes and storage cupboards, central heating radiator and a large double glazed window, door leading to the en suite.

En suite

7'6" x 7'0" (2.3 x 2.15)

Fully tiled with a three piece suite which comprises of a counter top wash hand basin, wall hung WC, shower enclosure, chrome towel warmer and a frosted double glazed window.

Bedroom two

9'8" x 10'7" (2.95 x 3.25)

Double bedroom with double glazed windows to both front and rear with a central heating radiator.

Bedroom three

8'11" x 10'11" (2.72 x 3.35)

Double bedroom with a central heating radiator and a double glazed window.

External

To the front of the property there is a well maintained lawn, boarded by well established flowers and shrubs, driveway provides off road parking leading up to the garage. To the rear there is a large well maintained garden with a raised decking area and a large lawn, an ideal space for entertaining in the summer months.

Directions

Please use post code HX2 9QA 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 WHATSOEVER IN RELATION TO THIS PROPERTY.



Road Map



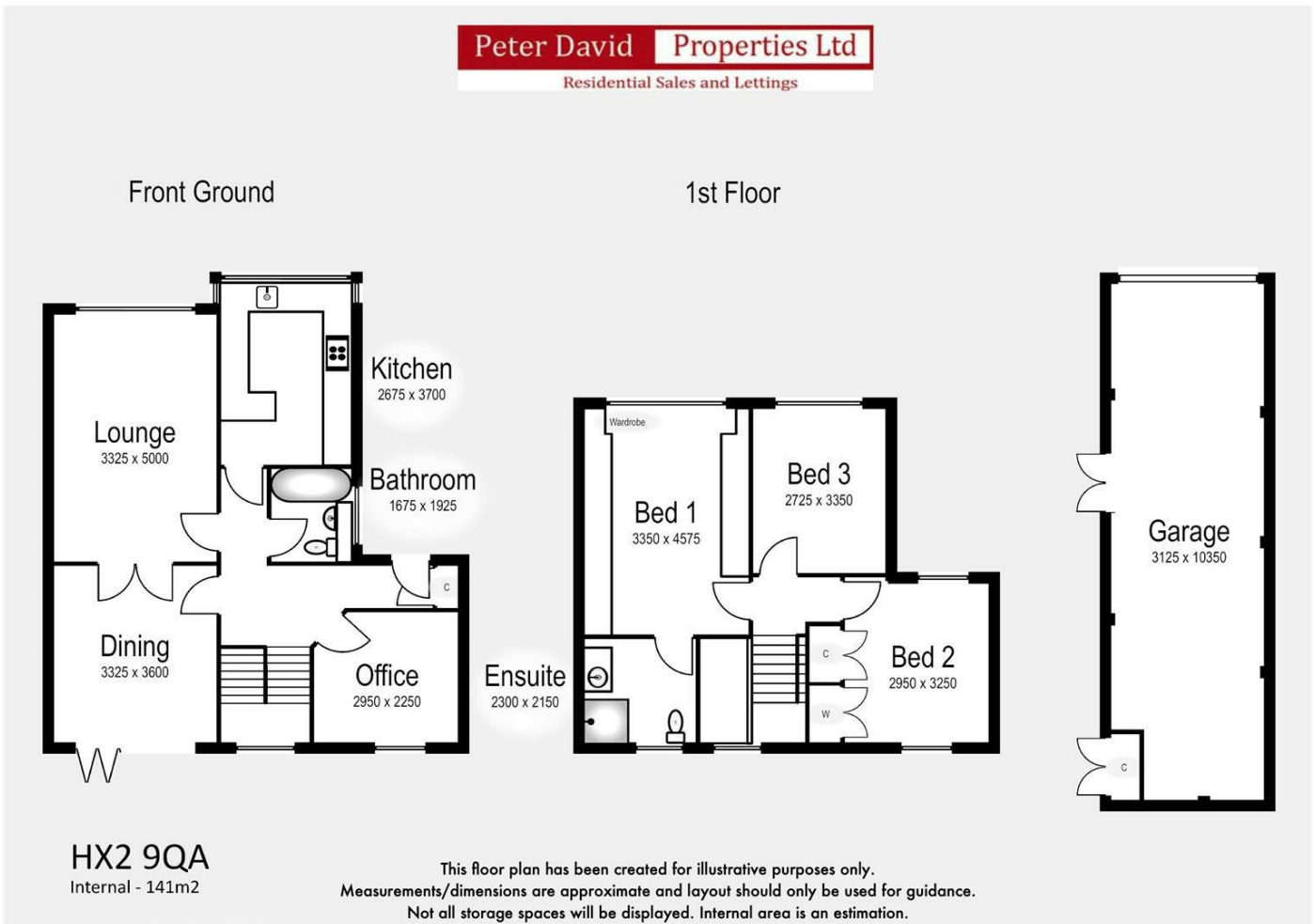
Hybrid Map



Terrain Map



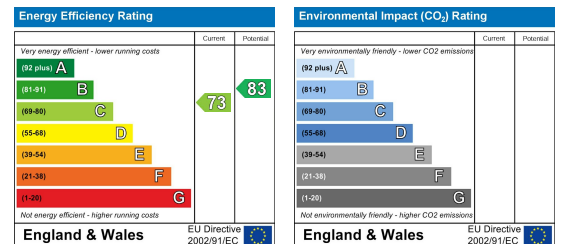
Floor Plan



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