

Peter David

Properties Ltd

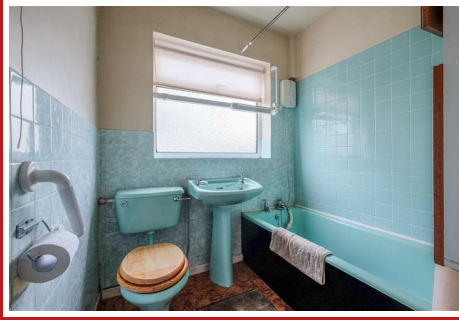
Residential Sales and Lettings



Tewit Lane, Illingworth

Offers Around £150,000





Nestled in the charming area of Tewit Lane, Halifax is this semi-detached bungalow in need of renovation. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

This property benefits from a front garden, rear garden, garage and a driveway.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the bungalow ensures that every space is utilised effectively, making it both functional and homely.

The surrounding area of Halifax is known for its picturesque landscapes and friendly community, making it an excellent choice for those looking to settle in a tranquil environment. Local amenities, including shops, parks, and schools, are within easy reach, ensuring that all your daily needs are met.

This semi-detached bungalow on Tewit Lane presents a wonderful opportunity for renovation for those seeking a comfortable and manageable home in a desirable location.

- SEMI DETACHED BUNGALOW
- 2 BEDROOMS
- IN NEED OF RENOVATION
- FRONT GARDEN
- REAR GARDEN
- DRIVEWAY AND GARAGE
- CLOSE TO LOCAL AMENITIES
- EPC RATING TO FOLLOW
- COUNCIL TAX BAND B

Accommodation

Kitchen

9'0" x 10'9" (2.75 x 3.28)

Lounge

10'9" x 16'8" (3.3 x 5.1)

Bedroom 1

10'9" x 12'7" (3.3 x 3.85)

Bedroom 2

9'0" x 8'0" (2.75 x 2.45)

Bathroom

5'6" x 6'2" (1.7 x 1.9)

Garage

9'10" x 22'1" (3 x 6.75)

External

Front garden, rear garden and driveway.

Directions

Please use the postcode HX2 9SD 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

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Front

Lounge
3300 x 5100

Bedroom 1
3300 x 3850

Kitchen
2750 x 3275

Bathroom
1700 x 1900

Bed 2
2750 x 2450

Wardrobe

Garage
3000 x 6750

HX2 9SD

Internal - 74m2

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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

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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

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