

Peter David

Properties Ltd

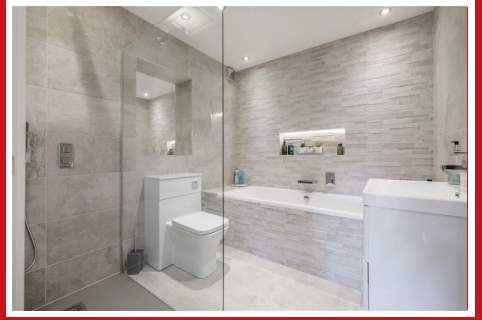
Residential Sales and Lettings



Illingworth Road, Illingworth

Offers Over £325,000





Nestled on the charming Illingworth Road in Halifax, this delightful extended semi-detached house offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking ample space to grow and thrive. Each bedroom is designed to provide a peaceful retreat, ensuring restful nights and rejuvenating mornings.

The house boasts two well-appointed bathrooms, making morning routines a breeze for busy households. The layout is thoughtfully designed to maximise both space and functionality, providing a welcoming atmosphere for both residents and guests alike.

The semi-detached nature of the property allows for a sense of community while still offering privacy. Local amenities, including shops, schools, and parks, are conveniently located nearby, ensuring that everything you need is within easy reach.

This property presents a wonderful opportunity for those looking to settle in a vibrant area of Halifax. With its generous living space and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely house your new home.

- 4 BEDROOM SEMI DETACHED PROPERTY
- INTEGRAL GARAGE
- DRIVE AND GARDENS TO FRONT AND REAR
- KITCHEN/ DINER
- BEAUTIFUL BATHROOM WITH UNDERFLOOR HEATING AND EN-SUITE
- MASTER BEDROOM SUITE WITH EN-SUITE AND WALK IN CLOSET
- 4 GOOD SIZED BEDROOMS
- FANTASTIC LOCATION
- COUNCIL TAX BAND C
- EPC RATING TO FOLLOW

Accommodation

First Floor

Kitchen/ Dining

18'6" x 15'5" (5.65 x 4.7)

Lounge

11'6" x 15'8" (3.53 x 4.8)

Downstairs W.C

First Floor

Bedroom 1

12'1" x 15'1" (3.7 x 4.6)

En-suite

5'10" x 6'8" (1.8 x 2.05)

Bedroom 2

10'5" x 15'8" (3.2 x 4.8)

Bedroom 3

10'5" x 11'11" (3.2 x 3.65)

Bedroom 4

7'7" x 8'4" (2.32 x 2.55)

Bathroom

7'3" x 8'0" (2.23 x 2.45)

Integral Garage

12'3" x 22'3" (3.75 x 6.8)

External

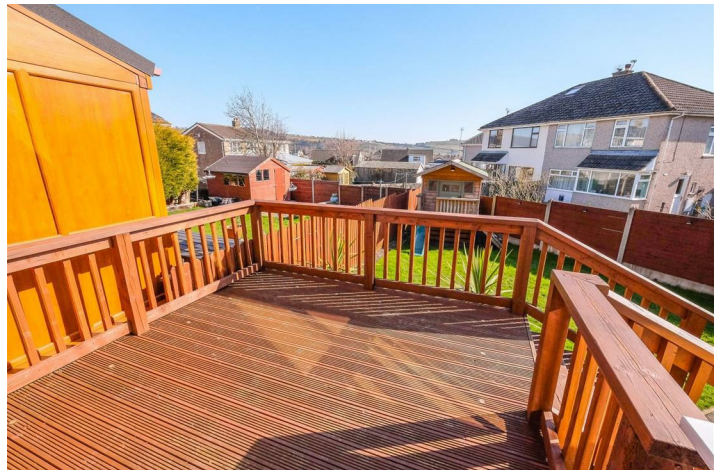
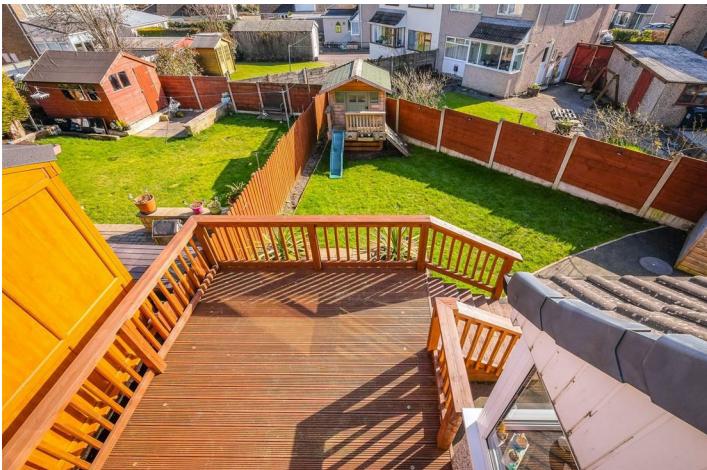
Drive, gardens to front and rear with decking.

Directions

Please use the postcode HX2 9RX 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.



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Front Ground

The Front Ground floor plan includes a large Garage (3750 x 6800) on the left, a central Kitchen/Dining area (5650 x 4700), and a Lounge (3525 x 4800) on the right. A staircase leads up from the Kitchen/Dining area. There are several storage spaces, including a 'Storage' area in the Garage and a 'W.C.' (Water Closet) near the stairs. A small 'C' (Closet) is also indicated near the stairs.

1st Floor

The 1st Floor plan features three bedrooms: Bedroom 1 (3700 x 4600), Bedroom 2 (3200 x 4800), and Bedroom 3 (3200 x 3650). It also includes a Bath (2225 x 2450), an Ensuite (1800 x 2050), and a Wardrobe (1800 x 2050). There are additional wardrobes in the bedrooms and a central staircase.

HX2 9RX

Internal - 143m²

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.

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

Energy Efficiency Rating

Energy Source	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		

Environmental Impact (CO₂) Rating

Energy Source	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		

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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