

Peter David

Properties Ltd

Residential Sales and Lettings



Illingworth Drive, Illingworth

£250,000





Welcome to this charming modern three-bedroom semi-detached family home located on Illingworth Drive in Halifax. This beautifully maintained property is ready for you to move in to, with the added benefit of no onward chain.

As you step inside, you will be greeted by a bright and inviting hallway, perfect for family living. The modern dining kitchen is an ideal space for cooking and entertaining. The contemporary bathroom adds to the appeal, ensuring comfort and convenience for all family members.

The property boasts well-kept gardens at both the front, side and rear, providing a lovely outdoor space for relaxation and play. Additionally, there is a large double garage and a driveway that accommodates two cars, offering ample parking and storage solutions.

Situated in a popular location, this home is conveniently close to local amenities and schools, making it an excellent choice for families. With its combination of modern features, spacious living areas, and a desirable location, this semi-detached house is a fantastic opportunity for anyone looking to settle in Halifax. Don't miss your chance to make this lovely property your new home.

- SEMI DETACHED FAMILY HOME
- GARDENS TO THREE SIDES
- DOUBLE GARAGE & OFF ROAD PARKING
- SOLD WITH VACANT POSSESSION
- THREE BEDROOMS
- TURN KEY HOME READY TO MOVE INTO
- EPC RATING - C
- COUNCIL TAX BAND - B

Accommodation

Entrance hallway

Lounge

11'8" x 14'2" (3.57 x 4.32)

Dining kitchen

17'6" x 11'11" (5.35 x 3.65)

First floor

Bedroom one

11'9" x 14'9" (3.6 x 4.52)

Bedroom two

10'0" x 11'11" (3.07 x 3.65)

Bedroom three

7'3" x 7'10" (2.22 x 2.4)

Bathroom

5'4" x 6'5" (1.65 x 1.97)

Double garage

18'0" x 19'8" (5.5 x 6)

Directions

Please use postcode HX2 9RR 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

Double Garage
5500 x 6000

Lounge
3575 x 4325

K/Dining
5350 x 3650

1st Floor

Bathroom
1650 x 1975

Bedroom 1
3600 x 4525

Bedroom 2
3075 x 3650

Bed 3
2225 x 2400

HX2 9RR
Internal - 115m²

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

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		

Current: 71 Potential: 84

Environmental Impact (CO₂) Rating

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		

Current: 84 Potential: 84

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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