





## welcome to

# Valley Way, Halifax

Situated in the Illingworth location, this excellently presented three bedroom semi-detached modern & spacious property close to schools & local amenities. Offering excellent family accommodation benefitting from a driveway, a garage & front & rear gardens. Contact us now to book a viewing!













#### **Entrance Hall**

Enter the property through a wood door to the front elevation into the entrance hall where there is a central heating radiator, ceiling light point, carpeted flooring and providing access to the lounge and the kitchen.

### Lounge

14' 8" x 11' 11" ( 4.47m x 3.63m )

Spacious well presented lounge with a double glazed window to the front elevation, ceiling light point and a central heating radiator. There is a gas fire with a surrounding fire place, carpeted flooring and ample space for free standing furniture.

#### Kitchen

18' 7" x 11' (5.66m x 3.35m)

Modern fitted kitchen with wall & base units, complementary work surfaces incorporating a stainless steel sink & drainer with a mixer tap and tiled splashbacks. With a double glazed window to the rear elevation, a composite door to the side elevation and boasting French doors which lead out into the rear garden. There is an integrated fridge freezer, a gas hob & oven, two ceiling light points and a central heating radiator. The kitchen itself has wood flooring.

## **First Floor Landing**

With a double glazed window to the side elevation, ceiling light point and carpeted flooring.

#### **Bedroom One**

11' x 11' 10" ( 3.35m x 3.61m )

A double bedroom with a double glazed window to the front elevation, ceiling light point and a central heating radiator. The bedroom itself has carpeted flooring and ample space for free standing furniture.

#### **Bedroom Two**

10' 5" x 9' 6" ( 3.17m x 2.90m )

Bedroom two also a double bedroom with a central heating radiator, ceiling light point and a double glazed window to the rear elevation. The bedroom itself has carpeted flooring.

#### **Bedroom Three**

7' 4" x 8' 4" ( 2.24m x 2.54m )

With a double glazed window to the rear elevation, ceiling light point, a central heating radiator and carpeted flooring.

## **Family Bathroom**

The family bathroom comprises of a three piece suite which includes a low flush w/c, wash hand basin with a vanity unit and a panelled bath with a shower over. There is a double glazed window to the side elevation, four spot lights and a central heating towel rail. The bathroom itself is fully tiled.

## **Externally**

To the front of the property there is a driveway providing off street parking and a lawned garden. To the rear is a garden which is lawned and paved with decking and would be great for enjoying the summer months.

## **Outbuilding**

Garage with a roller door and provides working power and electric.





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## Valley Way, Halifax

- \*\*£210.000\*\*
- **MODERN & SPACIOUS THROUGHOUT**
- OFF STREET PARKING
- PRESENTED TO AN EXCELLENT STANDARD
- **CLOSE TO SCHOOLS & LOCAL AMENITIES**

Tenure: Freehold EPC Rating: D

# £210,000









Please note the marker reflects the postcode not the actual property

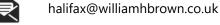
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01422 362845

william h brown

6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB



