





welcome to

Moor Bottom Road, Illingworth Halifax

Situated in the Illingworth location is this two bedroom semi-detached property which offers good family accommodation with spacious living throughout and could be of interest tot he first time buyer. Providing off street parking and front & rear gardens. Close to good schools & local amenities!

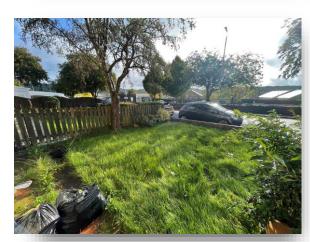












Entrance Hall

Enter the property through a wood door to the front elevation into the entrance hall where there is a double glazed window to the side elevation, Central heating radiator, ceiling light point and carpeted flooring.

Lounge

21' 1" x 11' 11" (6.43m x 3.63m)

Spacious lounge with double glazed windows to the front & rear elevation, two wall lights and two central heating radiators. The lounge itself has carpeted flooring and provides ample space for free standing furniture.

Kitchen

10' x 8' 6" (3.05m x 2.59m)

Fitted kitchen with wall & base units, complementary work surfaces incorporating sink & drainer with a mixer tap. There is a double glazed window to the rear elevation, wood door to the side elevation and ceiling spot lights. The kitchen has exposed stone, gas hob & oven and laminate flooring.

First Floor Landing

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

Bedroom One

15' x 9' 9" (4.57m x 2.97m)

Double bedroom with two double glazed windows to the front elevation, ceiling; light point and central heating radiator. With ample space for free standing furniture and laminate flooring.

Bedroom Two

11' 1" x 9' 8" (3.38m x 2.95m)

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

House Bathroom

The house bathroom comprises of a low level w/c, wash hand basin, panelled bath and a walk in shower. There are two double glazed windows to the rear elevation, ceiling light point and central heating towel rail. The bathroom itself has tiled walls and vinyl flooring.

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 with also decking area. The garden would be great for enjoying the summer months.





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- CLOSE TO GOOD SCHOOLS & AMENITIES
- OFF STREET PARKING
- ILLINGWORTH LOCATION
- OF INTEREST TO THE FIRST TIME BUYER

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Tenure: Freehold EPC Rating: D

£130,000



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Property Ref: HFX113297 - 0004 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the postcode not the actual property





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