



**Moor Bottom Road, Ilkley Halifax HX2 9ST**

**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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## Moor Bottom Road, Illingworth Halifax

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

Tenure: Freehold EPC Rating: D

# £130,000



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Property Ref:  
HFX113297 - 0004

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Please note the marker reflects the postcode not the actual property



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