

**Eastwood Close, Halifax HX2 9DU** 

# welcome to

# **Eastwood Close, Halifax**

An immaculately presented four bedroom semi-detached family home in Illingworth with Driveway, Garage & Rear garden! Conveniently located to good schools, local amenities and transport links. Call us now to book your viewing!













#### Ground Floor Entrance

Front door leading to a tiled entrance with ceiling spotlights, stairs to first floor, doors to lounge and storage with opening to kitchen area.

## Lounge

23' 4" max x 10' 9" max (7.11m max x 3.28m max) This fantastic sized reception room is decorated to a modern standard with carpeted flooring and warmed by a gas fire set in sandstone fireplace plus two central heating radiators. The room is flooded with plenty of natural light from the double glazed window to the front and the double glazed French doors which open to the rear garden.

#### Kitchen

23' 4" max x 8' 6" max (7.11m max x 2.59m max) Immaculately presented with a range of modern base and wall units with under counter lighting plus integrated appliances which include an electric oven and induction hob with extractor hood. There is plumbing and space for a washing machine and space for an American style fridge freezer. Sink unit with drainer and mixer tap. Having ceiling spotlights, double glazed window to the rear and door to the side. Door to storage cupboard.

### **First Floor Landing**

Giving access to three bedrooms with carpeted flooring, double glazed window the side and stairs leading to the second floor.

#### **Bedroom Two**

10' 8" x 10' 4" ( 3.25m x 3.15m )

Good sized double bedroom with fitted wardrobes, carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

#### **Bedroom Three**

10' 7" max x 10' 2" max ( 3.23m max x 3.10m max ) Third good sized double bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

#### **Bedroom Four**

8' 6" x 7' 3" ( 2.59m x 2.21m )

Good sized room with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

#### **Bathroom**

Modern bathroom suite comprising P-shaped bath with shower over and glass shower screen, vanity unit with low flush WC and wash hand basin with mixer tap. Being fully tiled. Heated towel warmer/radiator plus double glazed window to the side.

#### **Second Floor Bedroom One**

18' 7" max x 10' 5" max ( 5.66m max x 3.17m max ) Superb sized double bedroom with carpeted flooring, wall light points and plenty of eaves storage. The room has two Velux windows.

#### Externally

Externally the property benefits from a driveway to the front & side of the property, garage and an enclosed rear garden with tiered composite decking which would be perfect for sitting out and enjoying the summer months.





## welcome to

## **Eastwood Close, Halifax**

- \*\*GUIDE PRICE £230,000 £240,000\*\*
- FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- ILLINGWORTH LOCATION
- **DRIVEWAY & GARAGE**
- MODERN KITCHEN & MODERN BATHROOM

Tenure: Freehold EPC Rating: D

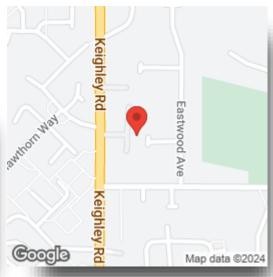
guide price

£230,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFX113239



Property Ref: HFX113239 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers 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) and boundaries of the property and other important matters before exchange of contracts.

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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





01422 362845



halifax@williamhbrown.co.uk



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



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.