



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.



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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

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Property Ref:
HFX113239 - 0003

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