



Illingworth Crescent, Halifax HX2 9RS

Not for marketing purposes INTERNAL USE ONLY

welcome to

Illingworth Crescent, Halifax

A three bedroom semi-detached family home in Illingworth within close proximity to schools, public transport links and local amenities. Spacious living and fully double glazed and central heated throughout. Benefitting from Modern Kitchen & Bathroom, Driveway, Gardens and Garage!



Entrance Hall

UPVC door, laminate flooring, ceiling light point and central heating radiator.

Kitchen

17' 11" x 11' 10" (5.46m x 3.61m)

The Kitchen is fitted with modern wall and base units with complimentary work surfaces over. The Kitchens is fitted with an electric oven, gas hob with extractor hood over. Integrated fridge freezer, integrated dishwasher, space and plumbing for a washing machine and sink and drainer. The Kitchen benefits from laminate flooring, ceiling light point, UPVC double glazed window the the rear elevation, UPVC door to side elevation and a central heating radiator.

Lounge

13' 10" x 11' 8" (4.22m x 3.56m)

With carpet flooring, central heating radiator, UPVC double glazed window to front elevation and laminate flooring.

First Floor Landing

Carpet flooring, ceiling light point, UPVC double glazed window to the front elevation and central heating radiator.

Bedroom One

14' 6" x 11' 8" (4.42m x 3.56m)

With carpet flooring, UPVC double glazed window to the front elevation, central heating radiator and ceiling light point.

Bedroom Two

12' x 9' 9" (3.66m x 2.97m)

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

Bedroom Three

7' 6" x 7' 4" (2.29m x 2.24m)

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

Family Bathroom

Modern bathroom suite with panelled bath with shower over, low level Wc and Vanity sink unit. The bathroom benefits from vinyl flooring, ceiling spot lights, central heating towel rail, UPVC double glazed window to the front elevation and tiled walls.

Externally

Externally there is a garden, Garage and driveway to the front with lawn and a rear garden which is mainly laid to lawn and would be great for enjoying the summer months.



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welcome to

Illingworth Crescent, Halifax

- **OFFERS OVER £220,000**
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- DRIVEWAY & GARAGE
- MODERN & WELL-PRESENTED THROUGHOUT
- SOLD WITH NO CHAIN

Tenure: Freehold EPC Rating: E

offers over

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX113367 - 0002

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01422 362845



halifax@williamhbrown.co.uk



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



williamhbrown.co.uk