



Keighley Road, Illingworth Halifax HX2 9NJ

welcome to

Keighley Road, Illingworth Halifax

A three bedroom end terraced property in Illingworth which offers great family accommodation. Benefits from a lawned garden to the front and rear, downstairs W/c and this property would make an ideal family home! Call us now to view!



Entrance Hall

The entrance hall comprises of wood flooring, ceiling light point, gas central heating radiator, UPVC door to the front elevation.

Downstairs W/C

Comprises of tiled flooring, ceiling light point, wash hand basin, low level W/c and gas central heating radiator.

Lounge

17' 6" max x 7' 11" max (5.33m max x 2.41m max)

The lounge comprises of wood flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front and rear elevation, french door to the rear.

Kitchen

9' 4" x 7' 11" (2.84m x 2.41m)

The kitchen comprises of tiled flooring, ceiling light point, central heating radiator, wall and base units, with work top over, UPVC double glazed window to the rear elevation.

Landing

The landing comprises of carpet flooring, ceiling light point, UPVC double glazed window to the front elevation.

Bedroom One

13' 9" x 8' 4" (4.19m x 2.54m)

Bedroom one comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the rear elevation.

Bedroom Two

11' x 8' 5" (3.35m x 2.57m)

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation.

Bedroom Three

7' 2" x 6' 1" (2.18m x 1.85m)

Bedroom three comprises of carpet flooring, ceiling light point, double glazed window to the front

elevation.

Bathroom

The bathroom comprises of vinyl flooring, gas central heating towel radiator, ceiling light point, low level W/c, sink pedestal wash basin, paneled bath with shower over.

Externally

Externally the property benefits from lawned garden to the front and to the rear there is a paved and decked garden. Ideal for sitting out during the summer months.



view this property online williamhbrown.co.uk/Property/HFX113769



welcome to

Keighley Road, Illingworth Halifax

- THREE BEDROOMS
- GARDENS FRONT & REAR
- ALLOCATED PARKING TO REAR
- CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS
- ILLINGWORTH LOCATION

Tenure: Freehold EPC Rating: C

offers over

£160,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HFX113769](https://www.williamhbrown.co.uk/Property/HFX113769)



Property Ref:
HFX113769 - 0006

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.

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.



william h brown



01422 362845



halifax@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)