

Illingworth Road, Halifax HX2 9RX

# welcome to

# Illingworth Road, Halifax

Offered with no onward chain is this detached bungalow in Illingworth, Priced at £270,000 situated close to schools & amenities. Benefitiing from large front, side & rear gardens with off street parking. Spacious living throughout with modernisation required. Contact us now to view!













## **Agents Note**

It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

#### **Entrance Hall**

Enter the property through a wood door to the front elevation into the entrance hall where there is carpeted flooring, two ceiling light points and gas central heating radiator.

## Lounge

18' x 12' 1" (5.49m x 3.68m)

Spacious lounge with a double glazed window to the front elevation, striplight, electric fire and gas central heating radiator. The lounge itself has carpeted flooring and porvides ample space for free standing furniture.

#### Kitchen

12' 1" x 12' 1" ( 3.68m x 3.68m )

With wall & base units, complementary worksurfaces incorporating a stainless steel sink & drainer with tiled splashbacks. With a striplight, gas central heating radiator and oven. There is a double glazed window to the rear elevation, UPVC door to the side elevation and the kitchen itslef has vinyl flooring.

#### **Bedroom One**

13' 1" x 12' 10" ( 3.99m x 3.91m )

Double bedroom with a double glazed window to the front elevation, ceiling light point and gas central heating radiator. The bedroom itself has carpeted flooring and provides ample space for free standing furniture.

## **Bedroom Two**

11' 3" x 11' 2" ( 3.43m x 3.40m )

Bedroom two also a double bedroom with carpeted flooring, gas central heating radiator, ceiling light point and a double glazed window to the rear elevation.

### **Bathroom**

The bathroom comprises of a low level w/c, wash hand basin, panelled bath & bidet. There is a frosted double glazed window to the rear elevation, striplight and gas central heating radiator. The bathroom itself has carpeted flooring.

# **Externally**

The front of the property is accessed through double gates onto the paved driveway providing off street parking, a garage and lawned garden with flowerbeds. There is lawn and flowerbeds to the side and a large garden to the rear which is paved & lawned. The gardens would be great for enjoying the summer months.





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- \*\*\*PRICED AT £270.000\*\*\*
- **DETACHED BUNGALOW**
- NO ONWARD CHAIN
- **OFF STREET PARKING & GARAGE**
- FRONT, SIDE & REAR GARDENS

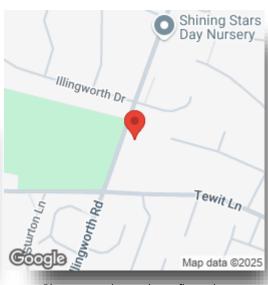
Tenure: Freehold EPC Rating: E

£270,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFX113964



Property Ref: HFX113964 - 0006

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