



**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. Benefiting 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 provides 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 itself 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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## Illingworth Road, Halifax

- \*\*\*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

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Property Ref:  
HFX113964 - 0006

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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.



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