

Illingworth Road, Halifax HX2 9XH

william h brown

welcome to

Illingworth Road, Halifax

Character two bedroom cottage situated in the Illingworth location, Offers Over £150,000 which could be of interest to the first time buyer. Benefitting spacious living throughout with an extended kitchen and off street parking. Early viewings are recommended so contact us to view!













Entrance Hall

Enter the property through a uPVC double glazed door to the side elevation into the entrance hall, where there are two ceiling light points and tiled flooring.

Lounge

17' 6" x 16' 3" max (5.33m x 4.95m max) Spacious lounge with double glazed windows to the front & rear elevation providing plenty of natural light. Boasting exposed beams & stone, wood flooring, central heating radiator, two wall lights and ceiling light point. There is under stairs storage and a stone fireplace with multi fuel burner.

Kitchen

12' x 5' 5" (3.66m x 1.65m)

Fitted kitchen with wall and base units and complementary worksurfaces, incorporating a farmhouse sink, tiled splashbacks and electric oven and hob. With a double glazed window to the side elevation, five ceiling spots, central heating radiator and tiled flooring.

First Floor Landing

The landing is carpeted and benefits from additional storage and loft access. With ceiling light point and central heating radiator.

Bedroom One

10' 11" max x 10' 7" (3.33m max x 3.23m)
With two double glazed windows to the front elevation, central heating radiator, ceiling light point and carpeted flooring.

Bedroom Two

10' 3" x 5' 11" (3.12m x 1.80m)

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

House Bathroom

Comprising of low level w/c, pedestal wash hand basin and panelled bath with shower over. The bathroom itself has tiled walls and vinyl flooring. With a double glazed window to the front elevation, ceiling light point and central heating radiator.

Externally

To the front of the property there is a gated and newly rendered cobbled driveway.





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- ***OFFERS OVER £150,000***
- CLOSE TO GOOD SCHOOLS AND AMENITIES
- CHARACTER COTTAGE
- OF INTEREST TO THE FIRST TIME BUYER
- EXTENDED KITCHEN & OFF STREET PARKING

Tenure: Freehold EPC Rating: D

offers over

£150,000







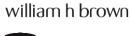


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFX114240



Property Ref: HFX114240 - 0002 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.





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