



Illingworth Road, Halifax HX2 9XH

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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Illingworth Road, Halifax

- ***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

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Property Ref:
HFX114240 - 0002

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