



Withens Hill Croft, HALIFAX HX2 9LZ

welcome to

Withens Hill Croft, HALIFAX

Semi-detached two bedroom bungalow situated on the outskirts of Illingworth, Offers Over £190,000 which offers great family accommodation. Benefitting from a conservatory, gardens & off street parking. Newly fitted kitchen & bathroom and well presented throughout. Contact us now to view!



Entrance Hall

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

Lounge

20' x 10' 3" (6.10m x 3.12m)

Spacious lounge with a double glazed window to the front elevation, ceiling light point and gas central heating radiator. There is a gas fire with surrounding fireplace and the lounge itself has wood flooring and provides space for free standing furniture.

Kitchen

9' 9" x 8' 2" (2.97m x 2.49m)

Newly fitted kitchen with wall & base units, complementary work surfaces incorporating sink & drainer with mixer tap. There is a double glazed window & UPVC door to the side elevation, ceiling light point and oven & gas hob. The kitchen itself has laminate flooring.

Conservatory

12' 5" x 11' 2" (3.78m x 3.40m)

With French doors to the side elevation which lead out to the garden, double glazed windows, ceiling light point and tiled flooring. The conservatory would be great for relaxing. The conservatory benefits from a new inner ceiling to prevent overheating in summer and reduce heat loss in colder months. Also fitted with an approximate sized efficiency electric radiator that can be programmed

Utility Room

6' 10" x 3' 1" (2.08m x 0.94m)

Handy & practical utility room with a gas central heating radiator, ceiling light point and wood flooring. There is also plumbing and space for a washing machine & tumble dryer.

Bedroom One

12' 1" x 8' 11" (3.68m x 2.72m)

Double bedroom with a double glazed window to the rear elevation, ceiling light point and gas central

heating radiator. The bedroom itself has carpeted flooring and provides space for free standing furniture.

Bedroom Two

9' 8" x 9' 3" (2.95m x 2.93m)

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

Shower Room

The newly fitted family shower room comprises of a low level wc, wash hand basin and shower unit. There is a frosted double glazed window to the side elevation, ceiling light point and gas central heating towel rail. The shower room itself has tiled walls & laminate flooring.

Externally

Externally the property benefits from a driveway, front garden with a lawn and flower beds. The rear of the property has a lawned area and decking. The rear garden has the additional benefit of a large summer house with decking, a small shed and greenhouse.



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welcome to

Withens Hill Croft, HALIFAX

- ***OFFERS OVER £190,000***
- SEMI-DETACHED BUNGALOW SITUATED IN A CUL-DE-SAC
- WITHIN CLOSE PROXIMITY TO GOOD SCHOOLS & AMENITIES
- PRESENTED TO A GOOD STANDARD THROUGHOUT
- CONSERVATORY, OFF STREET PARKING & REAR GARDEN

Tenure: Freehold EPC Rating: D

offers over

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX113242 - 0004

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