

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)

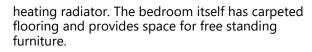
With French doors to the side elevation which lead out to the garden, double glazed windows, ceiling light point and tiled flooring. The conservatory would be great for relaxing. The conservatory benefits from a new inner ceiling to prevent overheating in summer and reduce heat loss in colder months.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

Utilty 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



Bedroom Two

9' 8" x 96' 3" ($2.95m \times 29.34m$) 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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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





view this property online williamhbrown.co.uk/Property/HFX113242



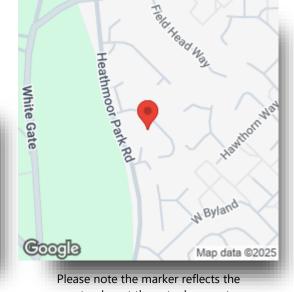
Property Ref:

HFX113242 - 0004

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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postcode not the actual property

william h brown



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