



**Heathmoor Way, Halifax, HX2 9LT**





**welcome to**

**Heathmoor Way, Halifax**

Offering great spacious family living accommodation is this three bedroom semi-detached property in Illingworth, Offers Over £200,000 which could be ideal for growing families. Benefitting from good sized gardens, off street parking & garage. Contact us now to view!



### Enrance Hall

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

### Lounge/Dining Area

22' 7" x 11' 3" ( 6.88m x 3.43m )

Spacious lounge with a double glazed window to the front elevation, two ceiling light points, gas central heating radiator & gas fire with surround. With carpeted flooring, providing ample space for free standing furniture and French doors which lead out to the rear garden.

### Kitchen

10' 5" x 8' 5" ( 3.17m x 2.57m )

Fitted kitchen with wall & base units, complementary worksurfaces incorporating a stainless steel sink & drainer with mixer tap. There is a double glazed window to the rear elevation, UPVC door to the side elevation, ceiling spotlights and oven & gas hob with extractor hood over. The kitchen itself has vinyl flooring.

### Conservatory

10' x 9' 3" ( 3.05m x 2.82m )

With a UPVC door to the side elevation providing access to the garden, double glazed windows, wall light and vinyl flooring.

### First Floor Landing

With carpeted flooring, ceiling spotlights and a double glazed window to the side elevation. The loft is also accessible from the first floor landing.

### Bedroom One

12' x 11' 11" ( 3.66m x 3.63m )

Double bedroom with a double glazed window to the front elevation, gas central heating radiator and ceiling spotlights. The bedroom itself has carpeted flooring and benefits from fitted wardrobes.

### Bedroom Two

9' 4" x 9' ( 2.84m x 2.74m )

Bedroom two also a double bedroom with gas central heating radiator, double glazed window to the rear elevation and ceiling spotlights. The bedroom itself has laminate flooring.

### Bedroom Three

9' 5" x 5' 5" ( 2.87m x 1.65m )

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

### Family Bathroom

The family bathroom comprises of a four piece suite which includes a back to wall wc, wall mounted wash hand basin, panelled bath & shower unit. There is a frosted double glazed window to the side elevation, ceiling spotlights and gas central heating towel rail. The bathroom itself is fully tiled and benefits from fitted storage space.

### Externally

To the front of the property there is a good sized well maintained wrap around lawned garden and to the rear is a paved garden with decking area providing space for garden furniture if desired. The gardens would be great for relaxing and enjoying the summer months. To the side of the property there is a double driveway providing off street parking & a garage.

### Garage

20' 8" x 17' 5" ( 6.30m x 5.31m )

Detached garage with working power & lighting. With two striplights and a rollerdoor.



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## welcome to Heathmoor Way, Halifax

- \*\*\*OFFERS OVER £200,000\*\*\*
- THREE BEDROOM SEMI DETACHED FAMILY HOME
- OFF STREET PARKING & DETACHED GARAGE
- CONSERVATORY & WELL MAINTAINED FRONT, SIDE & REAR GARDENS
- SITUATED CLOSE TO GOOD SCHOOLS & LOCAL AMENITIES

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

offers over  
**£200,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HFX112705 - 0003

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