



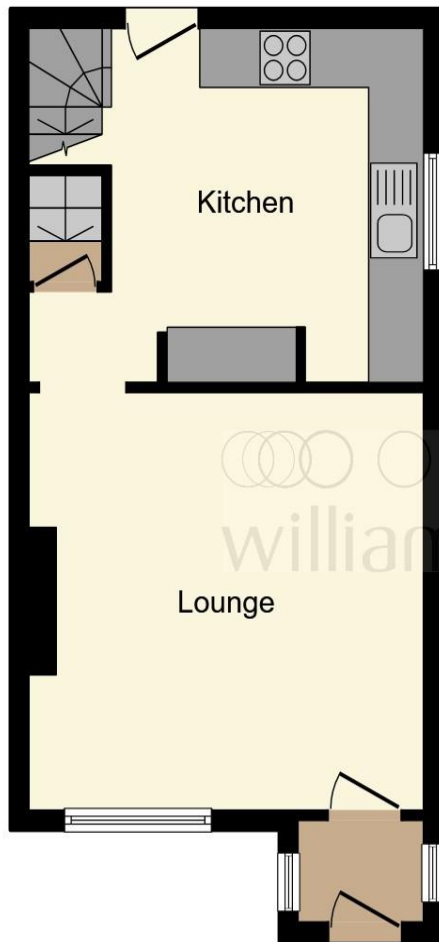
Illingworth Road, Halifax HX2 9XH

welcome to

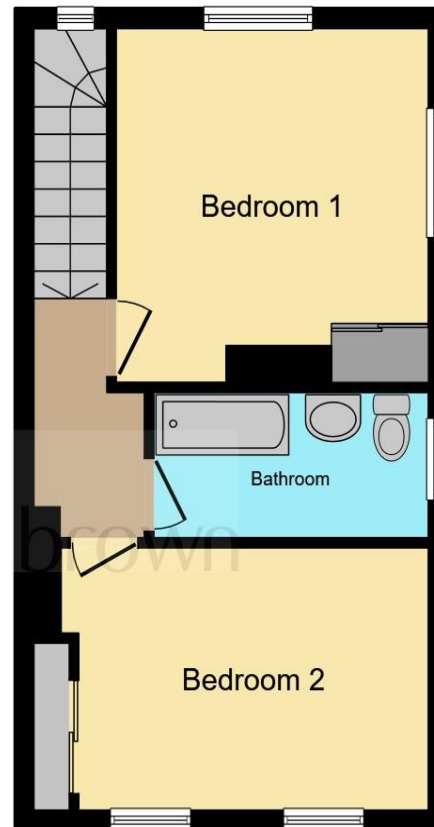
Illingworth Road, Halifax

Modernised two-bedroom end-terraced property situated in the popular location of Illingworth, Offers over £170,000 offered with no onward chain which would be of interest to a first time buyer. Offering spacious family living accommodation close to amenities and schools. Contact us now to view!





Ground Floor



First Floor

Lounge

14' 6" x 13' 8" (4.42m x 4.17m)

Kitchen

14' 2" x 11' 6" (4.32m x 3.51m)

Landing

Bedroom One

12' 9" x 8' 5" (3.89m x 2.57m)

Bedroom Two

11' 10" x 11' 1" (3.61m x 3.38m)

Bathroom

Loft

Garage

Externally

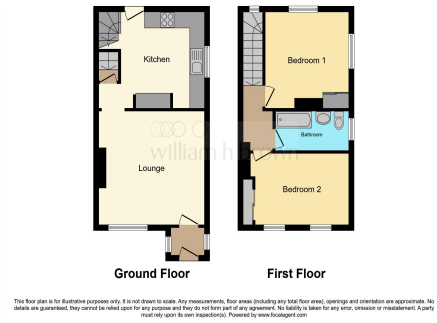
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to Illingworth Road, Halifax

- ***OFFERS OVER £170,000***
- OFFERED WITH NO ONWARD CHAIN
- PRESENTED TO A GREAT STANDARD THROUGHOUT OFFERING EXCELLENT FAMILY ACCOMMODATION
- SITUATED CLOSE TO GOOD SCHOOLS & LOCAL AMENITIES
- PAVED GARDEN & GARAGE

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

offers over.



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX114366 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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