



Illingworth Avenue, Halifax HX2 9RT

welcome to

Illingworth Avenue, Halifax

Offered for sale this four-bedroom semi-detached property situated in the popular location of Illingworth offering spacious family accommodation situated close to local schools & amenities. Benefiting from paved driveway and rear gardens. Contact us now to book a viewing!



Hallway

The hallway comprises of wooden flooring, ceiling light point, gas central heating radiator.

Utility

The utility has plumbing for a washing machine.

Lounge

13' 10" x 10' 6" (4.22m x 3.20m)

Kitchen/Diner

17' 5" x 10' 5" (5.31m x 3.17m)

The kitchen/ Diner comprises of tiled flooring, ceiling spotlight, matching wall and base units with modern worktop over, integrated fridge, freezer and dishwasher, range cooker with extractor over, modern sink with mixer tap. Breakfast bar and space for dining, UPVC double glazed window to the rear elevation.

Conservatory

10' 2" x 10' 1" (3.10m x 3.07m)

The conservatory comprises of laminate flooring, UPVC double glazed windows overlooking the rear garden.

Landing

The landing comprises of carpet flooring, ceiling light point, UPVC double glazed window to the side elevation.

Bathroom

the bathroom comprises of laminate flooring, tiled walls, ceiling spotlights, low level W/c, panelled bath wash basin, shower cubicle, UPVC double glazed window to the front elevation.

Bedroom One

13' 7" x 8' 5" (4.14m x 2.57m)

Bedroom one comprises of wood flooring, ceiling light point, fitted modern wardrobes, UPVC double glazed window to the front elevation.

En-Suite

the En-suite comprises of tiled walls and flooring, corner shower unit, low level W/c, vanity unit with

wash hand basin, modern heated towel rail, UPVC double glazed window to the front elevation.

Bedroom Three

10' 10" x 8' 6" (3.30m x 2.59m)

Bedroom three comprises of wood flooring, ceiling spotlight, gas central heating radiator, UPVC double glazed window to the front elevation.

Loft Room /Bedroom Four

8' 5" x 8' (2.57m x 2.44m)

Bedroom four comprises of laminate flooring, ceiling spotlights, two Velux windows and under the eave's storage.

Bedroom Two

17' 2" x 11' 5" (5.23m x 3.48m)

Bedroom two comprises of wood flooring, ceiling light point gas central heating radiator. UPVC double glazed window to the rear elevation.

Externally

Externally the property benefits from a paved patio with planted borders and providing off-road parking. To the rear there is a generous sized garden with a patio and a seating area and a lawned garden. To the side there is a decked area.



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welcome to

Illingworth Avenue, Halifax

- SEMI-DETACHED FAMILY HOME
- ***OFFERS OVER £230,000***
- MODERN FITTED KITCHEN
- OFF ROAD PARKING & GARDENS WITH CONSERVATORY
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over.

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX114119 - 0003

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