



**Alder Grove, Illingworth, Halifax, HX2 9RN**



**welcome to**

**Alder Grove, Illingworth, Halifax**

This three bedroom semi-detached property situated in the highly popular area of Illingworth, Offers over £160,000. Benefiting from gardens to front and rear and a large driveway with off street parking. This property would make an ideal family home. Contact us now to book your viewing!



### Entrance Hall

The entrance hall comprises of laminate flooring, gas central heating radiator, UPVC door to the front entrance.

### Lounge

16' 4" x 11' ( 4.98m x 3.35m )

The lounge comprises of laminate flooring, ceiling light point, fitted gas fire, UPVC double glazed windows to the front and rear elevation.

### Dining Room

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

The dining room comprises of vinyl flooring, ceiling light point, gas central heating radiator,

### Kitchen

16' 6" x 8' ( 5.03m x 2.44m )

The kitchen comprises of vinyl flooring, ceiling strip light, matching wall and base units with work top over, part tiled walls, plumbing for a washing machine, free standing gas cooker, inset stainless sink, storage cupboard housing meters and fuse box, UPVC double glazed window to the rear and a UPVC door.

### Landing

The landing comprises of carpet flooring, ceiling light point, loft hatch, storage cupboard housing a boiler, UPVC double glazed window to the front elevation.

### Bedroom One

16' 1" x 10' 1" ( 4.90m x 3.07m )

Bedroom one comprises of carpet flooring, ceiling light point, gas central heating radiator, over bed storage cupboards, fitted wardrobes, UPVC double glazed windows to the front and rear elevation.

### Bedroom Two

10' 11" x 10' 3" ( 3.33m x 3.12m )

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

### Bedroom Three

10' x 6' 6" ( 3.05m x 1.98m )

Bedroom three comprises of carpet flooring, ceiling light point, storage cupboards, gas central heating radiator, UPVC double glazed window to the rear elevation.

### Bathroom

The bathroom comprises of tiled flooring, ceiling spotlights, low level W/c, panelled bath with shower, chrome gas central heated towel rail, UPVC double glazed window to the side elevation.

### Externally

Externally the property benefits from a driveway and garage. with electric power points.

### Agents Note

This property has solar panels which are Leasehold. Please ask the branch for more information.



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welcome to

## Alder Grove, Illingworth Halifax

- THREE BEDROOM SEMI-DETACHED PROPERTY
- \*\*\*OFFERS OVER £160,000\*\*\*
- LOCATED IN HALIFAX
- DRIVEWAY & GARAGE
- LOCATED CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers over

**£160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX114637 - 0004

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william h brown



**01422 362845**



[halifax@williamhbrown.co.uk](mailto:halifax@williamhbrown.co.uk)



6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**