



Keighley Road, Halifax HX2 8HA

welcome to

Keighley Road, Halifax

Sold with no onward chain is this two bedroom mid terrace property situated in the Illingworth location, Offers Over £130,000 which could be of interest to the first time buyer. Situated close to good schools & local amenities and public transport links. Contact us now to view.



Entrance Hall

Enter the property through the front elevation into the entrance hall where there is stone flooring, ceiling light point and gas central heating radiator.

Lounge

15' 11" x 13' 2" (4.85m x 4.01m)

Spacious lounge with a double glazed window to the rear elevation, gas central heating radiator and ceiling light point. With exposed beams, electric fire and the lounge itself has carpeted flooring.

Kitchen

11' 5" x 7' 9" (3.48m x 2.36m)

With wall & base units, complementary worksurfaces over incorporating a farmhouse sink with mixer tap. There is a double glazed window to the front elevation, ceiling light point, Integrated electric oven & gas hob. The kitchen itself is partially tiled and has stone flooring.

First Floor Landing

With laminate flooring, ceiling light point and gas central heating radiator.

Bedroom One

12' 7" x 10' 6" (3.84m x 3.20m)

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

Bedroom Two

10' 5" x 7' 2" (3.17m x 2.18m)

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

Bathroom

The house bathroom comprises of a low level wc, pedestal wash hand basin and panelled bath with a shower over and glass shower screen. There is a frosted double glazed window to the front elevation, ceiling light point and gas central heating towel rail. The bathroom itself is partially tiled.

Externally

The front of the property provides off street parking and has gated access to a small, paved yard. To the rear is a decked garden which is fenced and overlooks the playing fields.



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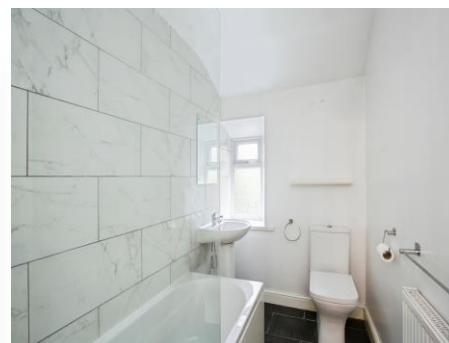
- SOLD WITH NO ONWARD CHAIN
- GREAT FIRST TIME BUYER OPPORTUNITY
- CLOSE TO GOOD SCHOOLS & AMENITIES
- DECKED REAR GARDEN
- VIEWS ONTO PLAYING FIELDS

Tenure: Freehold EPC Rating: C

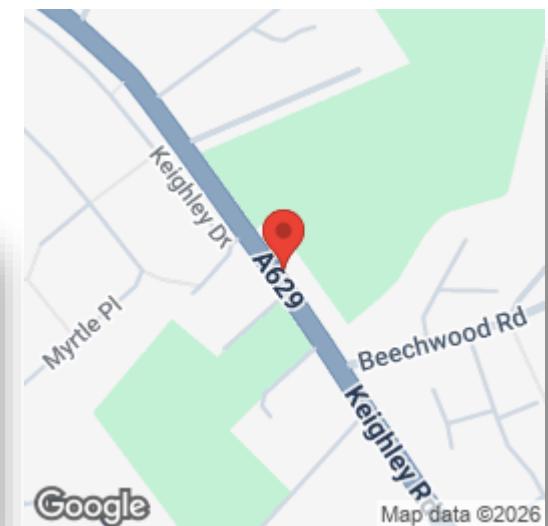
Council Tax Band: A

offers over

£130,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
HFX114784 - 0004

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.



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