



6 The Willows, Illingworth, Halifax, HX2 9DH

Offers Around £155,000

- : Popular & Convenient Location
- : Ideal For First Time Buyer Or Downsizer
- : Gardens
- : Close To Outstanding Schools
- : Realistically Priced
- : Attractive Accommodation
- : Modern Kitchen & Bathroom
- : Garage
- : gas Central Heating & uPVC Double Glazing
- : Viewing Essential



## 6 The Willows, Halifax HX2 9DH

Situated in this extremely popular and convenient residential location lies this two bedroom end townhouse providing attractive accommodation, which would be of special interest to the first time or a person downsizing. Just step inside this delightful property and you cannot feel to be impressed by the accommodation provided, which briefly comprises of an entrance porch, lounge, modern fully fitted dining kitchen, two bedrooms, modern bathroom, gardens, garage, UPVC double glazing and gas central heating. The property provides excellent access to the local amenities of North Halifax, including outstanding schools, as well well as easy access to a Halifax Town Centre. The property is being offered for sale at this realistic asking price and an early inspection to view in order to avoid disappointment is strongly recommended.



Council Tax Band: B



### ENTRANCE PORCH

A welcoming entrance porch featuring an arched UPVC double-glazed window to the front elevation, a double radiator, and attractive wood flooring. A door leads through to the

### LOUNGE

13'9" x 10'9"

A bright and spacious living room benefiting from UPVC double-glazed windows to the front and side elevations, providing plenty of natural light. The focal point of the room is a Stoveax 5kW log-burning stove set on a matching hearth. Additional features include two double radiators, a telephone point, and wood flooring.

### KITCHEN WITH CONSERVATORY

15'8" x 10'9"

This modern, fully fitted has had a conservatory added to the rear providing a light and more spacious dining kitchen. The kitchen is equipped with a range of stylish wall and base units, complementary work surfaces, and a breakfast bar. It features a stainless steel single drainer sink with mixer tap, a built-in gas hob with extractor in canopy above, a fan-assisted electric oven and grill below, and plumbing for an automatic dishwasher. The kitchen enjoys natural light from UPVC double-glazed windows to three elevations and has a UPVC double-glazed rear door opening onto the garden. Further highlights include tiled splashbacks, inset ceiling spotlights, two double radiators, and a useful storage cupboard.

### LANDING

The staircase from the lounge leads to the first floor landing area with a fitted carpet, a single radiator, and access to an insulated loft.

### BEDROOM ONE

10'9" x 8'5"

A well-proportioned double bedroom with a UPVC double-glazed window to the front elevation. The room includes fitted bedroom furniture along one wall, incorporating wardrobes and bridging units. There is also a double radiator, a TV point, and fitted carpet.

### BEDROOM TWO

10'8" x 6'1"

A bright single bedroom with a UPVC double-glazed window to the rear elevation, offering far-reaching views. The room also includes a built-in storage cupboard, a radiator, and fitted carpet.

### BATHROOM

A modern bathroom fitted with a white three-piece suite comprising a hand wash basin set into a vanity unit with mixer tap, a low-flush W/C, and a large walk-in shower cubicle with both rainfall and handheld shower units. This attractive bathroom is fully panelled, has inset ceiling spotlights, a chrome heated towel rail, and a UPVC double-glazed window to the side elevation.

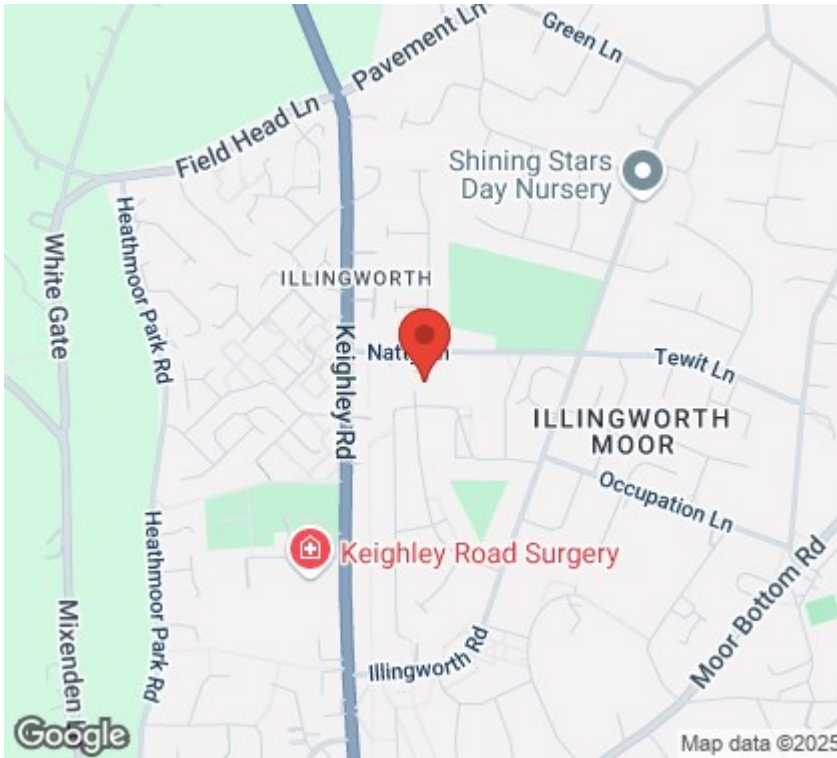
### GENERAL

: Tenure: Freehold  
: Services: All mains services (gas, water, and electricity)  
: Heating: Gas central heating  
: Windows: UPVC double glazing throughout  
: Council Tax Band: B

### EXTERNAL

To the front of the property is a neat lawned garden with a tarmac driveway leading to a semi-detached garage with an up-and-over door. A pathway leads to the front entrance door.

To the rear of the property, there is a private garden featuring a large decked area and a gravelled patio space ideal for outdoor entertaining while enjoying pleasant open views.



## Directions


SAT NAV HX2 9DH

## Viewings

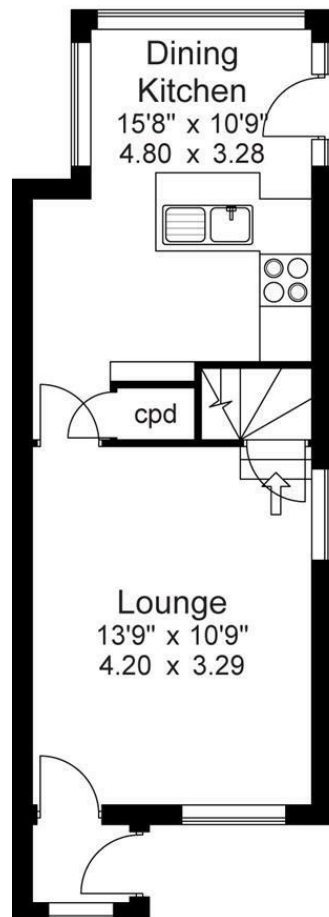
Viewings by arrangement only. Call 01422 349222 to make an appointment.

## EPC Rating:

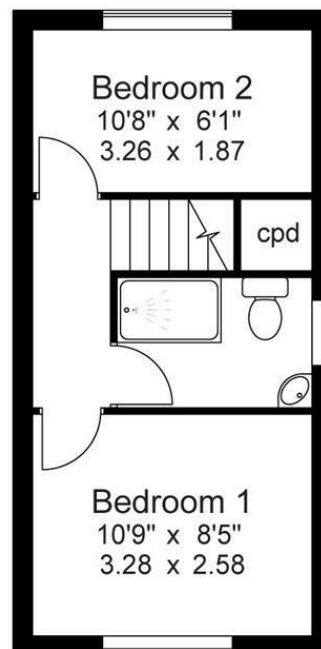
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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>83</b>	
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>66</b>	
(55-68) <b>D</b>	<b>66</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Approx Gross Floor Area = 566 Sq. Feet  
= 52.6 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.