

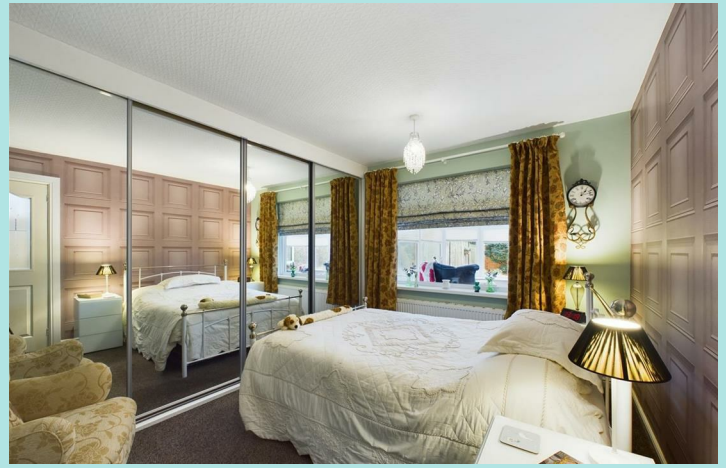


37 Heathmoor Way

Illingworth, Halifax, HX2 9LT

£225,000 Freehold





We are delighted to offer for sale this two bedroomed semi detached bungalow together with pleasant gardens, ample parking and a single car garage. The property has been enhanced by a garden room extension to the rear, offering additional accommodation and it also has the benefit of solar panels helping to make it economical to run. Step inside and you will appreciate the current owner has fitted and presented the property to a high standard throughout, making an enviable home, perfect for a retiring couple. Other benefits include gas central heating and uPVC double glazing throughout.

Location

No.37 stands towards the head of the cul de sac in a pleasant and private position and away from the main road. Not only is this a pleasant residential environment but it is convenient for access to the local doctors, supermarkets and open countryside. Halifax town centre is 10 minutes' drive away.

Accommodation

The side uPVC entrance door leads to the breakfast kitchen which has a range of modern white gloss fronted units, a breakfast bar, gas hob and built-in electric oven. There is a panelled ceiling with spotlights, tiled floor and the kitchen is then open to an inner hallway. The large lounge at the front of the property has a picture window overlooking the front garden, a coal effect gas fire and marble fireplace. There is a double bedroom to the rear of the property with full length mirror fronted wardrobes and a window overlooking the private rear gardens. The second bedroom/dining room is also to the rear of the property and is a good sized single with French doors leading to the large garden room that overlooks the rear garden, has Velux roof lights and wood effect flooring. The shower room has a modern three-piece white suite comprising WC, wash hand basin to a vanity unit and corner shower cubicle with Rainforest shower head. Fully tiled walls and tiled floor.

At the front of the property is a good sized lawn and flowerbedded garden with shrubs. A gated driveway provides ample parking for several cars and leads to a single car garage. To the rear of the property is an enclosed private patio garden with flowerbeds and useful garden shed.



Council tax band: B
EPC rating: B
Ground rent: N/A
Service charge: N/A

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01484 711200



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