



Kalm House 2 Raw Lane

Illingworth, Halifax, HX2 8JD

Guide Price £475,000 Freehold





We are delighted to bring to market this stone built, detached family home which boasts various outdoor seating and entertaining areas including a covered hot tub area. Set in a convenient and popular location, the property also benefits from underfloor heating, a principal bedroom with en suite, three further double bedrooms, utility room, conservatory, low maintenance gardens, an integral double garage, and ample off road parking with an electric gated entrance.

Location

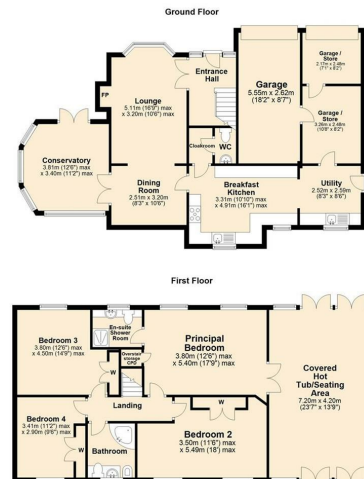
The property can be found towards the end of Raw Lane where it meets the A629 Keighley Road. This sought-after residential location is convenient for a wide range of local amenities such as Morrison's supermarket, a range of independent retailers, public houses and good schools including North Halifax Grammar School and Trinity Academy. The area also boasts excellent commuter links with easy access to the M62 and Halifax railway station.

Accommodation

A uPVC and glazed door set under a stone built arched porch, leads into the entrance hall with an open staircase to the first floor. A spacious open plan lounge/dining room enjoys a bay window to the front elevation and a multifuel stove set upon a slate tiled hearth with timber mantle. Set off the dining area is a conservatory with wall mounted electric fire and patio doors leading to the gardens. The breakfast kitchen boasts an extensive range of gloss fitted wall, base, and drawer units with tiled splashbacks and feature kickboard lighting. Contrasting worktops provide a breakfast bar and incorporate a 1 and 1/2 bowl sink with drainer and mixer tap over. Integrated appliances include a dishwasher, fridge, freezer, dual fuel cooker with six ring hob and overhead extractor hood. An open archway leads into the utility room with additional base and wall units, a further 1 and 1/2 bowl sink with drainer and mixer tap, plumbing for a washing machine, space for a dryer and space for an American fridge freezer. An external door leads out to the garden and there is integral access into the garage. A cloakroom off the kitchen provides useful coat storage space and leads into the downstairs WC, featuring a wash hand basin with mixer tap set within a vanity unit, tiled splashbacks and low flush WC. The property benefits from underfloor heating throughout the majority of the ground floor accommodation.

To the first floor a spacious principal bedroom enjoys decorative wall panelling, over stairs storage cupboard, an en suite shower room comprising: vanity unit with wash hand basin, WC with storage, shower cubicle with rainfall shower head, tiled splashbacks, and heated towel rail. There is direct access to a covered seating area with hot tub and with patio doors to the front elevation lead out the external decked terrace with pizza oven and to the rear decked terrace. There are three further double bedrooms, each with a fitted wardrobe, with bedroom two providing access into the spacious loft space with a velux skylight window and under eaves storage. The house bathroom enjoys a white suite comprising: vanity unit with storage, wash hand basin and WC, corner jacuzzi bath with overhead shower attachment, bidet, tiled flooring and splashbacks.

Externally an electric gated entrance opens to a spacious resin driveway which provides ample parking and leads to the double garage which can be accessed via two up and over garage doors or internally via the utility room. One half of the garage has been partitioned off to create storage but could easily be reinstated if required. The gas central heating boiler is located to the wall. To the front of the property is a paved patio and lawn area bordered by raised flower beds. A pathway provides access to the rear paved and astroturf garden with coal store and outbuilding. Steps lead up to a timber decked terrace with bar and storage shed.



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

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