



191 Illingworth Road

Halifax, HX2 9RX

Offers Over £195,000 Freehold





Offered to the market with the benefit of no upper chain is this semi detached, brick built family home which sits on a good sized corner plot with potential to extend, subject to obtaining any necessary planning consents. Whilst the property does require some internal modernisation, it offers deceptively spacious, three bedroom accommodation set over two floors with gardens to three sides, driveway and a detached garage.

Location

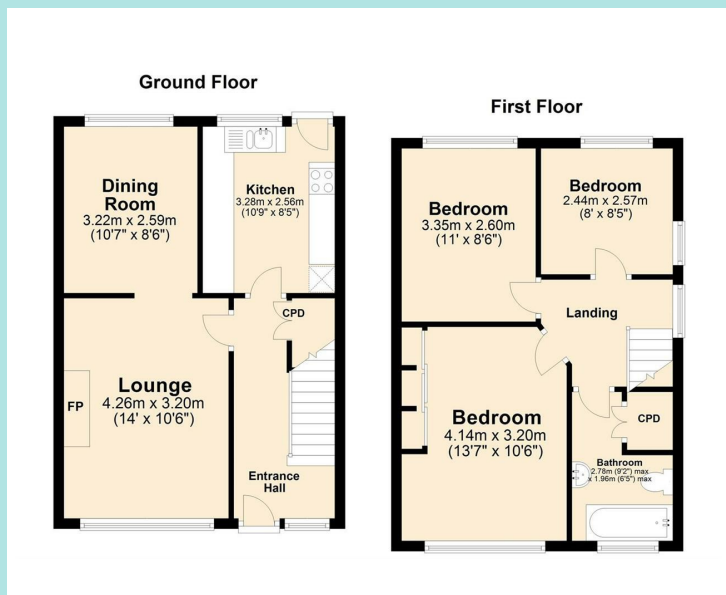
The property can be found on Illingworth Road, on the corner with Poplar Crescent. Illingworth is a popular residential location with semi-rural surroundings and far reaching, pleasant views. Convenient for a wide range of local amenities including schools, such as Bradshaw Primary School, North Halifax Grammar School and Trinity Academy, the area boasts excellent commuter links to both Halifax and Bradford, along with access to the M62 motorway and railway network. Additional local amenities include a range of independent retailers and public houses along with nearby Morrison's supermarket.

Accommodation

Access is gained directly into a spacious entrance hallway with useful downstairs storage cupboard with double louvre doors, and an open staircase leading up to the first floor. The good sized lounge features a gas fire set upon a tiled hearth with timber mantle surround and a large window to the front elevation allows ample natural light. The room is open to rear dining room with window overlooking the rear garden, ceiling rose and parquet flooring. Adjoining the dining room and accessed from the hallway is the kitchen, with a good range of base, wall, and drawer units. Contrasting worktops incorporate a 1 and 1/2 bowl sink with drainer and mixer tap over, and four ring gas hob with extractor hood above. There is an integrated double oven/grill, space for a fridge freezer and plumbing for a washing machine. With tiled splashbacks and uPVC and glazed door which leads out to the rear garden.

Continuing up to the first floor where the spacious landing has a window to the side elevation allowing natural light and small loft hatch to the ceiling. The main bedroom enjoys far reaching views to the front and fitted wardrobes with sliding mirrored doors. There are two further good sized bedrooms, each set to the rear with one enjoying dual aspect windows. The house bathroom benefits from a three-piece suite comprising of wash hand basin, WC, and bath with glass shower screen and shower over. There is a fitted cupboard over the bulkhead with double louvre doors which houses the Worcester boiler.

Externally, a driveway provides off-road parking and leads to the detached garage with an up and over door, uPVC side door, a window to the side and an inspection pit inside. Gardens are set to three sides; To the front a lawn with mature borders and a paved pathway with steps leading up to the front door. Across the driveway, a further area of garden is laid to lawn with mature borders of plants and shrubs and a low wall boundary. An area of hard standing goes around the back and side of the garage. A decked ramp leads up and round to the rear door to the property, and there is a further rear lawn boarded by mature plants and shrubs.



Council tax band: B
 EPC rating: 62 (D)
 Ground rent: N/A
 Service charge: N/A

ws-residential.co.uk

01484 711200



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.