



17 Illingworth Avenue, Halifax, HX2 9JG  
£185,000

bramleys



Illingworth Avenue, Halifax - a charming location for this delightful 2-bedroom semi-detached true bungalow. Situated in a small cul-de-sac, this property offers a peaceful and private setting for its future owners.

One of the standout features of this property is the detached garage and drive, providing convenient parking and storage solutions. With no upper chain, this home is ready for you to move in and make it your own, offering vacant possession for a hassle-free transition.

Whether you're looking to downsize or seeking a cosy home, this bungalow is perfect for those who appreciate single-storey living. The layout is designed to maximise space and comfort, making it ideal for a small family, a couple, or even as an investment opportunity.

Don't miss out on the chance to own a piece of this sought-after neighbourhood. Contact us today to arrange a viewing and envision the potential that this lovely property on Illingworth Avenue holds for you.

Property briefly comprises of: Kitchen, lounge, two bedrooms and shower room



### ENTRANCE LOBBY

Having access to the property via a uPVC double glazed door into the entrance lobby, where there is a further uPVC double glazed door into the Kitchen.

### KITCHEN

14'7 x 9' (4.45m x 2.74m)

With a range of wall, drawer and base units, laminate roll top work surfaces with a stainless steel sink and drainer unit and tiled splashbacks. Having space for a tumble dryer and oven with hob, two central heating radiators and twin uPVC double glazed windows to the front elevation,

### INNER HALLWAY

With access to the loft via a loft hatch.

### LOUNGE

17'2 x 10'9 (5.23m x 3.28m)

The focal point of the room is the log effect, gas fireplace with stone surround, and having a uPVC double glazed window to the front elevation and two central heating radiators.

### BEDROOM 1

11'9 x 10'10 (3.58m x 3.30m)

Having inbuilt wardrobes with hanging and shelving space, a central heating radiator and a uPVC double glazed window to the rear elevation.

### BEDROOM 2

9'1 x 8'2 (2.77m x 2.49m )

Having a central heating radiator and a uPVC double glazed window to the rear elevation.

### SHOWER ROOM

Having a three piece suite comprising of a low flush W.C, pedestal wash hand basin and shower cubicle with shower head attachment. There is a central heating radiator and uPVC double glazed window to the side elevation.

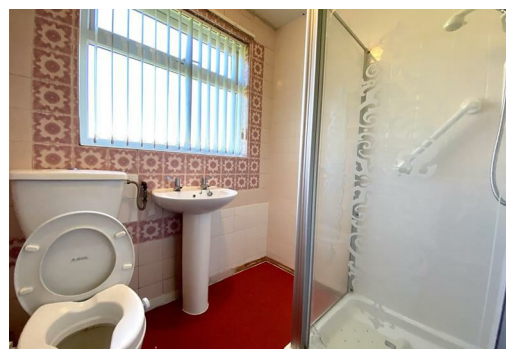
### DETACHED GARAGE

A detached garage with up and over door and having a side door.

### OUTSIDE

To the front of the property, there is a garden laid predominantly to lawn which stretches down the side and having a flagged pathway leading to the front door.

To the rear of the property, there is flagged patio area, ideal for alfresco dining with wall and fenced boundaries. There is also a paved drive which provides off street parking for multiple cars.



## BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## DIRECTIONS:

Leave the Bramleys office and head north-east on Victoria Rd towards Southgate, continue onto Southgate and at the roundabout, take the 1st exit onto Elland Ridges Link, and at the next roundabout, take the 1st exit onto Huddersfield Rd, continue onto Briggate then turn right onto Elland Bridge. Taking a left hand turn onto Halifax Rd/A6025 and merge onto Halifax Rd/A629 via the slip road to Halifax/A6025/Sowerby Bridge/A6026. Merge onto Halifax Rd/A629 and continue to follow A629 until it changes to Huddersfield Road. Continue straight onto Portland Pl/A629, continue to follow A629 and at the roundabout, take the 2nd exit onto Cow Green/A629, turn left onto Orange St/A629 and at the roundabout, take the 2nd exit onto Ovenden Rd/A629. Continue to follow A629 and then turn right onto Pavement Ln, then Turn right onto Illingworth Ave where you will find the property on the right hand side, clearly identified by the Bramleys for sale board.

## TENURE:

Freehold

## COUNCIL TAX BAND:

Band B

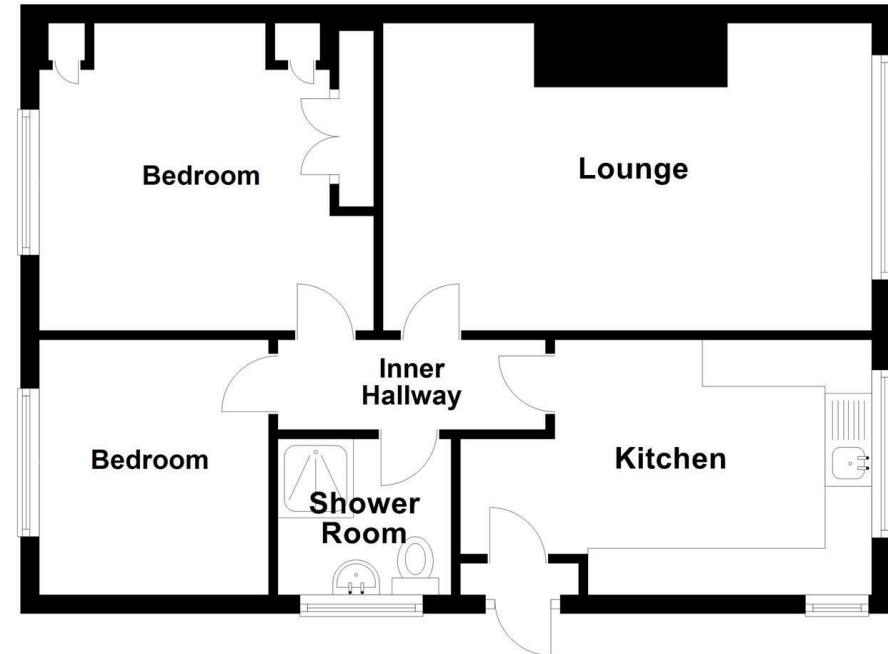
## MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

## ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

## Ground Floor



### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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