



58 Heathmoor Park Road, Illingworth, Halifax, HX2 9LR

£160,000

bramleys

Enjoying an open aspect and fantastic far reaching views to the front is this 2 bedroomed semi-detached true bungalow. Located in this popular residential area the property is offered with no upward chain and does require a programme of modernisation which has been reflected in the asking price. The property has a spacious garden area to both front and rear as well as a side driveway which leads to a detached single garage. The internal accommodation comprises in brief: entrance hall, lounge, kitchen, 2 bedrooms and a shower room. Conveniently placed for a variety of local amenities, this bungalow is perfect for those looking for single storey living and looking to downsize.

Energy Rating: XXX



GROUND FLOOR:

Side Entrance Hall

Having a uPVC double glazed entrance door.

Lounge

17'7" x 10'8" (5.36m x 3.25m)

Having uPVC double glazed sliding patio doors to the front elevation which enjoy far reaching views and a central heating radiator.

Kitchen

10'9" x 8'5" (3.28m x 2.57m)

Having a range of matching floor and wall units which has an in-built gas hob and oven with overhead extractor fan, inset stainless steel sink unit with mixer tap, a uPVC double glazed window, integral dishwasher and tiling to the walls.

Bedroom 1

11'0" x 8'11" including robes (3.35m x 2.72m including robes)

Having fitted wardrobes with sliding mirrored doors. There is a central heating radiator and a uPVC double glazed window.

Bedroom 2

8'6" x 7'7" (2.59m x 2.31m)

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

Shower Room

Being fully tiled to the walls and having a 3 piece suite comprising a low flush toilet, pedestal wash basin and shower cubicle. There is a central heating radiator and uPVC double glazed window.

OUTSIDE:

There are garden areas to both the front and rear as well as a side driveway leading to a detached single garage.



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 Halifax via the A629 Ovenden Road towards Keighley. Continue straight ahead through 3 sets of traffic lights, continue through Ovenden and into Illingworth passing Morrisons supermarket on the left. Proceed up the hill and as the road levels out turn left onto Heathmoor Park Road and follow the road round where the property can be found on the right hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

Band C

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.**

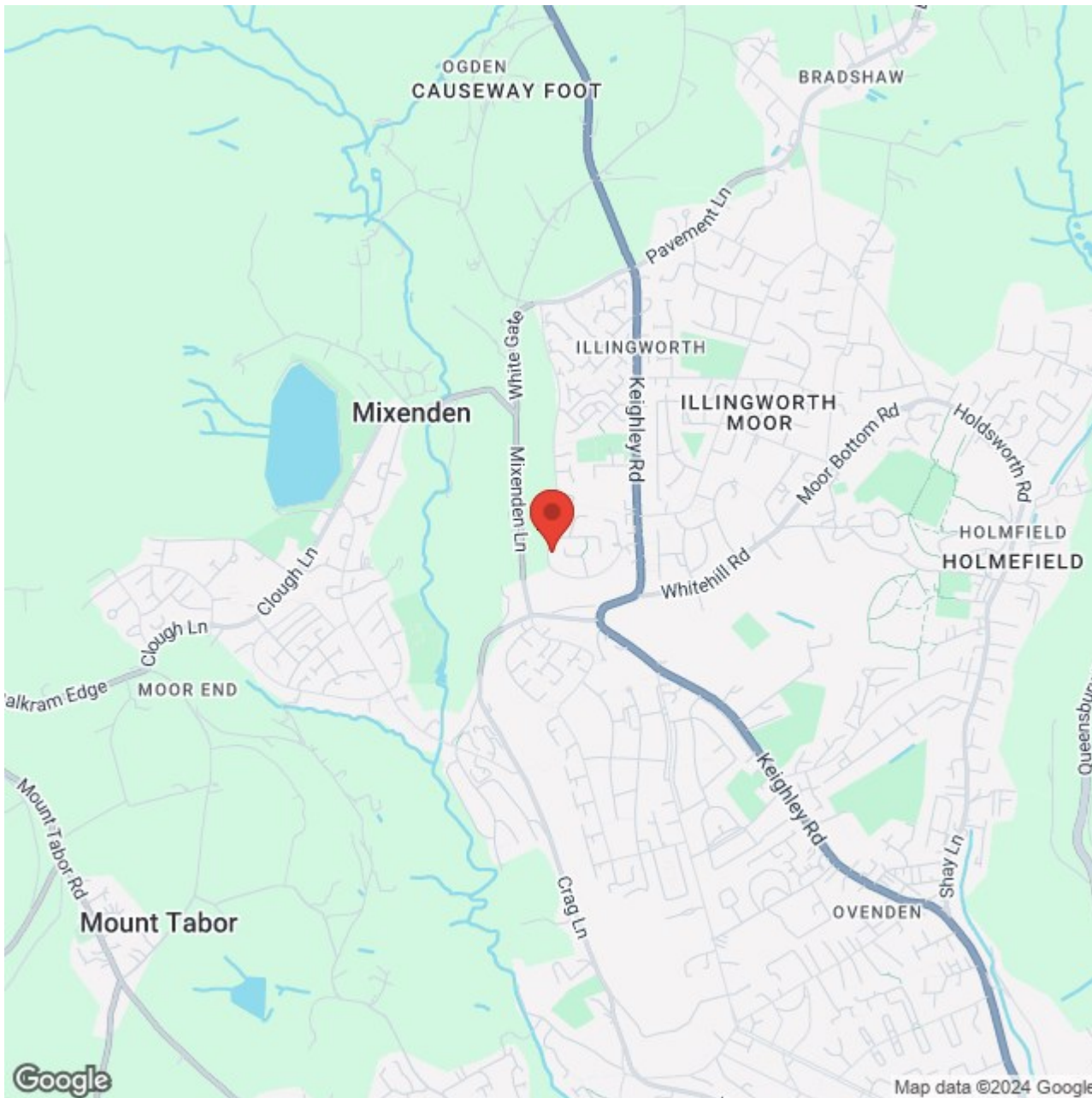
ONLINE CONVEYANCING SERVICES:

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





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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

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