



85 School Lane, Illingworth, Halifax, HX2 9QJ

£205,000

- SPACIOUS THREE BEDROOM SEMI DETACHED
- GROUND FLOOR WC
- GARDENS FRONT AND REAR
- UPVC DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES
- TWO RECEPTION ROOMS
- GARAGE, & DRIVEWAY
- GAS CENTRAL HEATING
- SOLD WITH NO CHAIN
- SOME MODERNISATION REQUIRED

85 School Lane, Halifax HX2 9QJ

**** SPACIOUS THREE BEDROOM SEMI DETACHED ** POPULAR LOCATION ** TWO RECEPTION ROOMS ** GROUND FLOOR WC **** This larger than average semi-detached property does require some updating, but offers great potential and is located in a desirable position. Available with NO CHAIN and briefly comprising of: Hall, Lounge, Dining Room, Kitchen, WC, three good-sized Bedrooms and a large family Bathroom. Gardens, Garage and off-road Parking. Bradshaw Primary School is just a few minutes walk away, along with close proximity to other well regarded local schools. Early viewing is advised.



Council Tax Band: C



Entrance Hall

16'0 x 6'0

Stairs lead off to the first floor and there are doors to the Lounge, Kitchen and WC. Window to the side elevation, storage cupboard and a central heating radiator.

Lounge

13'5 x 11'0

Living flame gas fire set in a modern surround, large window to the front elevation, double sliding doors to the dining room and a central heating radiator.

Dining Room

11'5 x 9'8

Sliding Patio doors lead to the rear garden, door to the kitchen and double doors to the lounge. Central heating radiator.

Kitchen

10'8 x 7'2

Fitted with a range of base and wall units, laminated working surfaces and splash-back wall tiling. Plumbing for a washing machine, electric cooker point and a stainless steel sink and drainer. There is a bay window to the rear elevation, side entrance door, central heating boiler, and a pantry/store cupboard.

WC

WC, washbasin and a window to the front elevation.

First Floor Landing

8'2 x 7'3

Spacious landing area with a window to the side elevation and access to the loft space.

Bedroom One

14'7 x 9'5

Fitted wardrobes & cupboards, window to the front elevation and a central heating radiator.

Bedroom Two

11'5 x 9'8

Fitted cupboards, window to the rear elevation and a central heating radiator.

Bedroom Three

7'8 x 7'2

Window to the rear elevation and a central heating radiator.

Bathroom

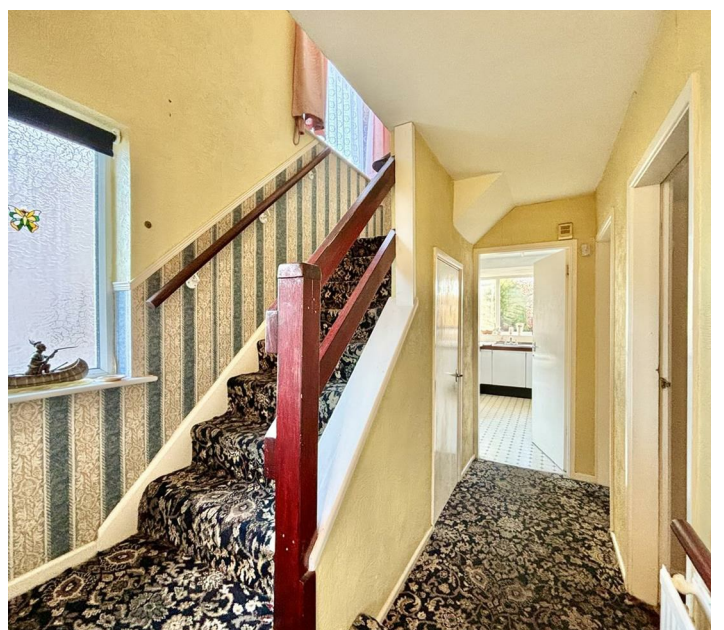
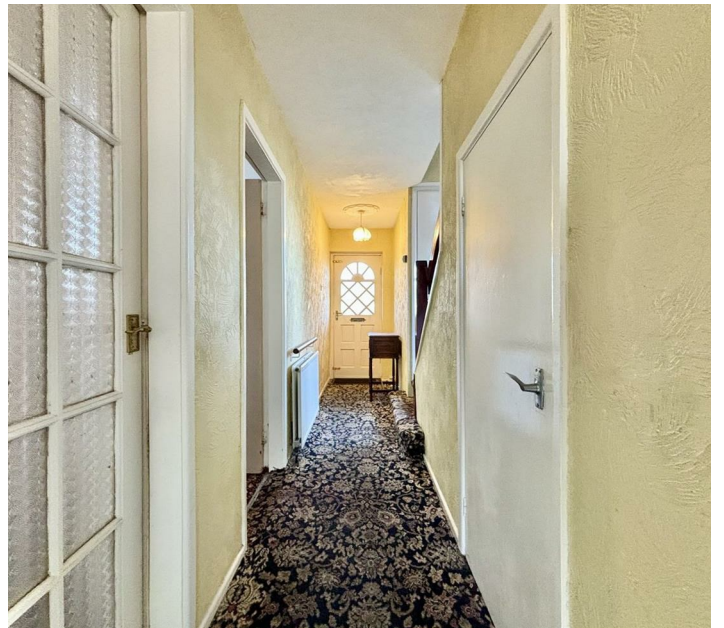
8'5 x 7'3

Three piece bathroom suite comprising of a panelled bath with an electric shower over, pedestal washbasin and a low flush WC. Airing cupboard, central heating radiator and a window to the side elevation.

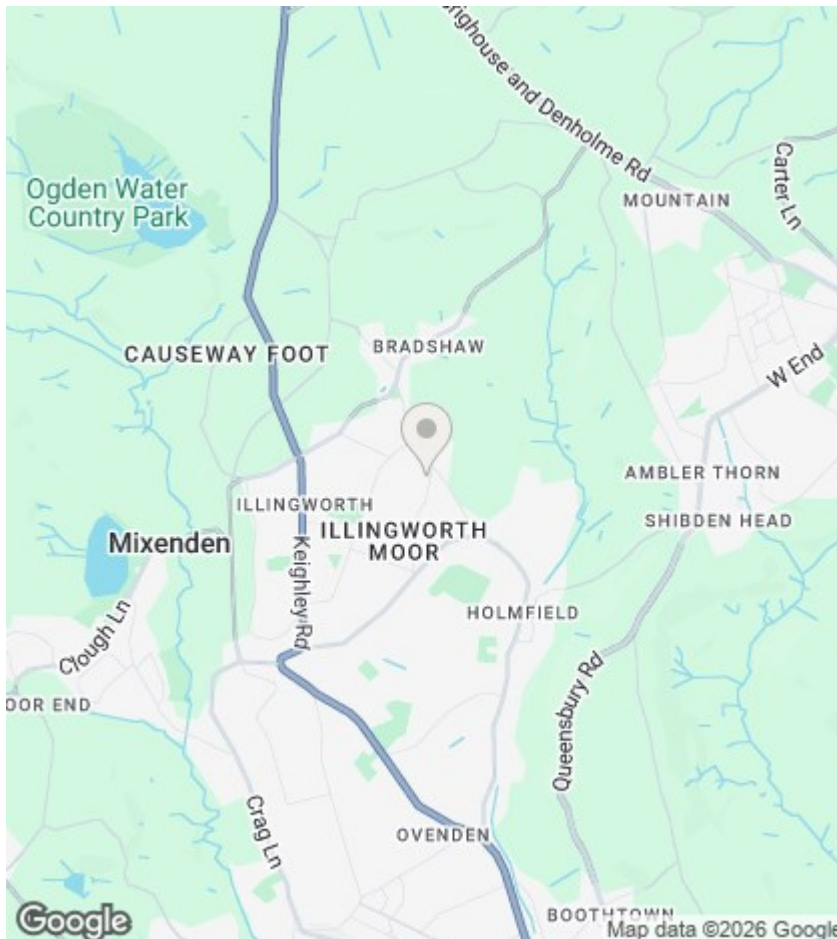
External

To the front of the property is an open-plan driveway with off-road parking and a lawn with flowerbed borders and mature shrubs. The driveway runs down the side of the house to a large detached garage with an 'up and over' door, plus a side entrance door and two windows. The rear garden consists of a paved patio seating area, lawn, raised flower beds and mature shrubs & trees.

EPC & Floor plan to follow







Directions

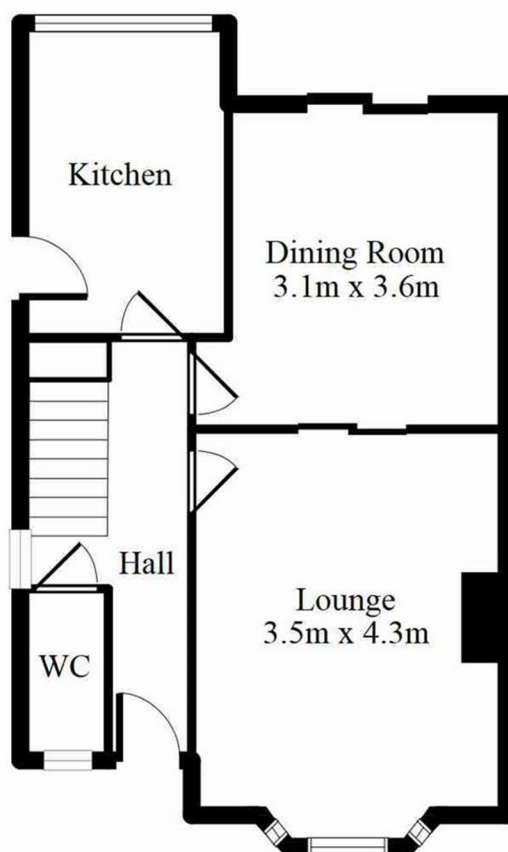
Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GPFMS 2025

