



**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**

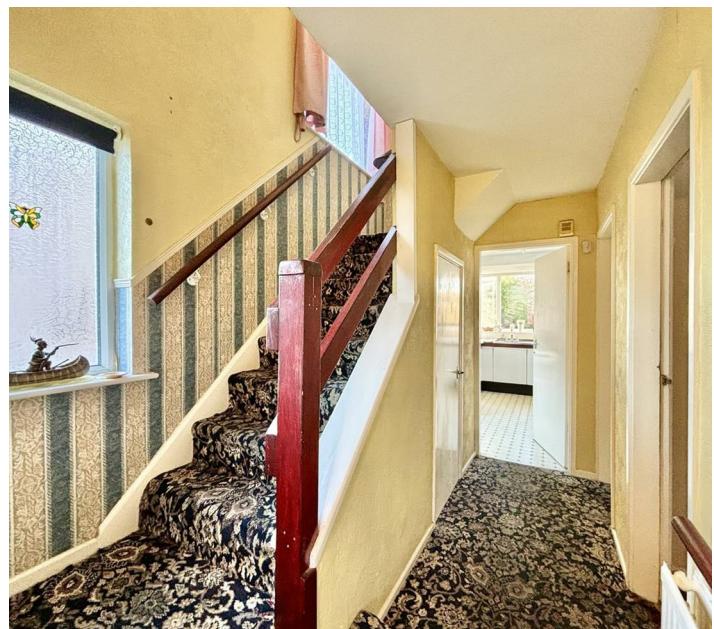
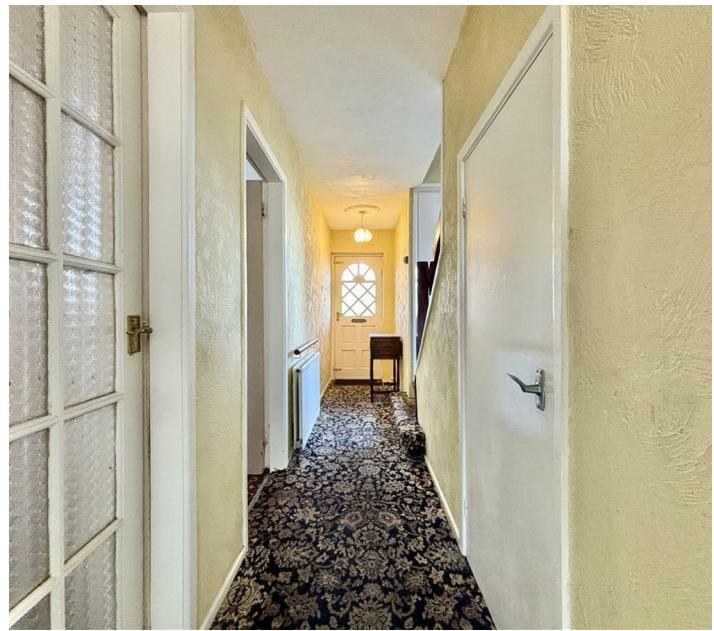
8'5 x 7'3

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.

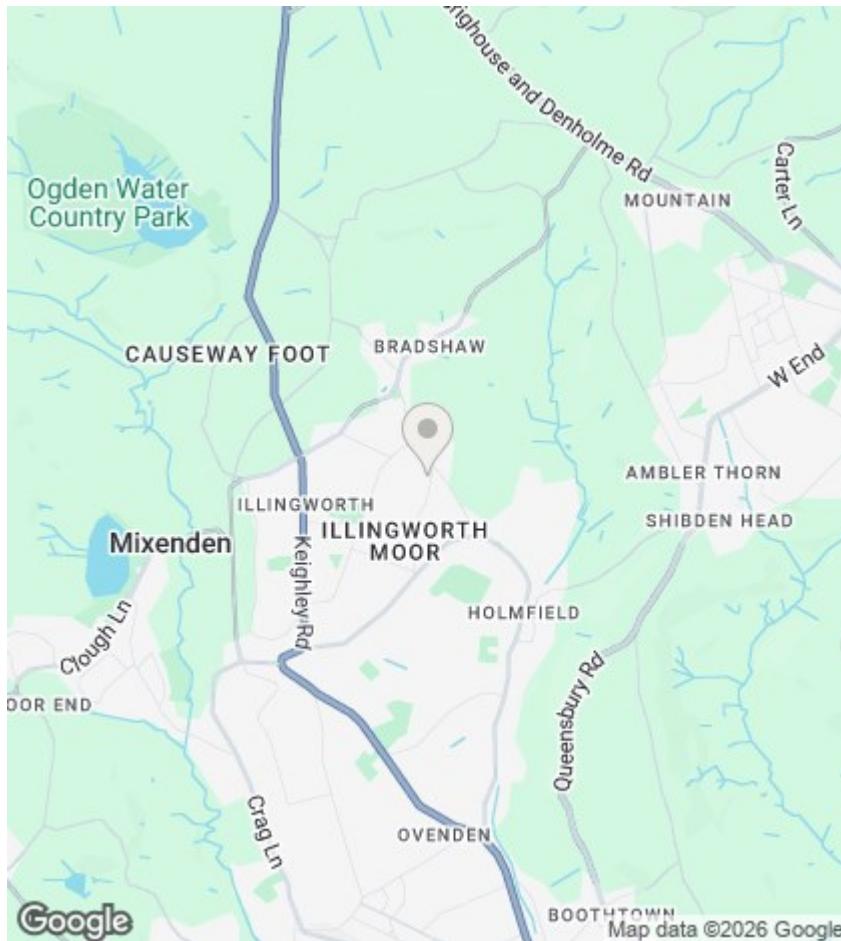
## **External**

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

