

Peter David

Properties Ltd

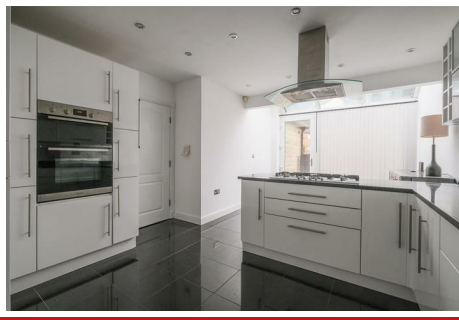
Residential Sales and Lettings



Keighley Road,

Offers Over £275,000





Briar Lea is nestled just off Keighley Road in Illingworth, this charming detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, including a master bedroom with an en suite bathroom, this property is ideal for those seeking a tranquil living space.

The heart of the home is a spacious dining kitchen, perfect for family meals and entertaining guests. The inviting lounge provides a warm and welcoming atmosphere, with access to a lovely outdoor area. Step outside to discover a garden featuring a lawn, patio, and raised decking complete with a stylish glass balustrade, making it an excellent spot for relaxation or al fresco dining.

This bungalow has underfloor heating throughout and a towel rail in the bathroom, the property also boasts the added benefit of an integral garage, providing ample storage.

With its thoughtful layout and attractive outdoor spaces, this bungalow is a wonderful opportunity for anyone looking for an accessible property in a sought-after location. Don't miss the chance to make this delightful property your new home.

Please note: access to the neighbours garage in the courtyard is required at all times.

- DETACHED BUNGALOW
- TWO BEDROOMS
- INTEGRATED GARAGE
- SECURE GATED DRIVEWAY
- POPULAR LOCATION
- GARDEN TO THE REAR
- EPC RATING - C
- COUNCIL TAX BAND - D

Accommodation

Dining Kitchen

12'6" x 18'10" (3.82 x 5.75)

Lounge

17'0" x 11'7" (5.2 x 3.55)

Bedroom one

13'1" x 11'7" (4 x 3.55)

En suite

5'10" x 5'1" (1.8 x 1.57)

Bedroom two

9'3" x 11'10" (2.82 x 3.62)

Bathroom

7'7" x 6'5" (2.32 x 1.97)

Garage

9'10" x 23'9" (3 x 7.25)

Directions

Please use post code HX2 8XB for sat nav directions.

PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



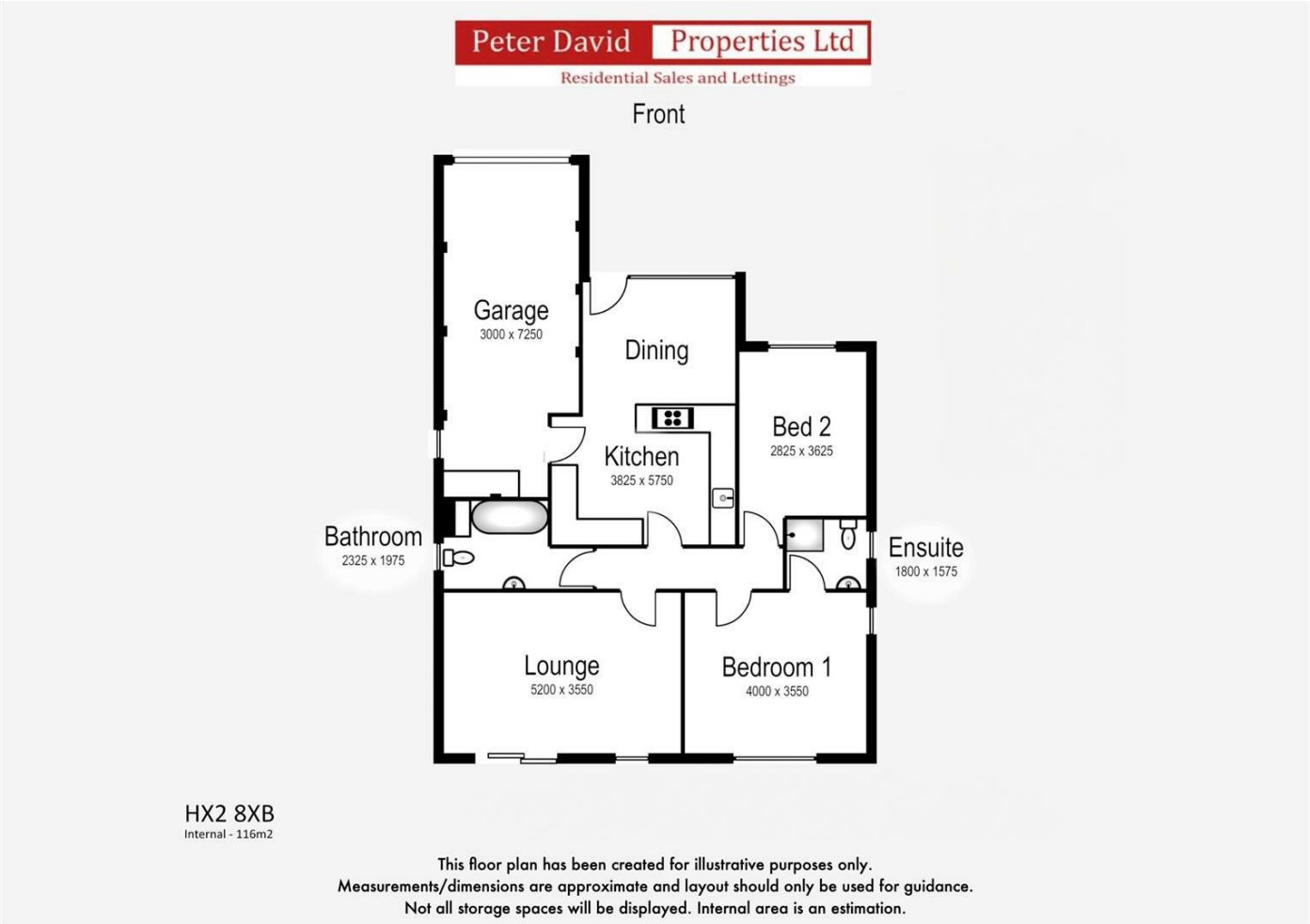
Hybrid Map



Terrain Map



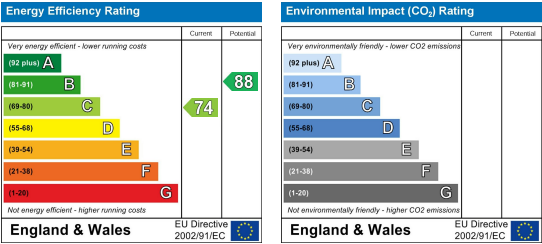
Floor Plan



Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

361 Skircoat Green Road,
Halifax
HX3 0RP

102 Commercial Street
Brighouse HD6 1AQ

www.peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

T: 01422 366948
E: halifax@peterdavid.co.uk

T: 01484 719191
E: brighouse@peterdavid.co.uk

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191
E: huddersfield@peterdavid.co.uk