Sugdens
Sales & Lettings



Tewit Close, Illingworth,

Offers In The Region Of £192,000

* END TOWN HOUSE * THREE BEDROOMS * CLOSE TO AMENITIES *
* LARGE GARDEN * PARKING * GARAGE *

The family sized three bedroom end town house home would make an ideal purchase for a number of buyers.
Situated within easy reach of amenities, shops and good choice of schools nearby.
Benefits from gas central heating, double glazing, large garden to three sides and a detached garage.
The accommodation briefly comprises entrance hall, lounge, dining kitchen, three first floor bedrooms and a family bathroom.
To the outside there are large gardens, together with off street parking and a detached garage.







Entrance Hall
With radiator.

Lounge
13'2" x 12'9" (4.01m x 3.89m)
With a living flame gas fire in fireplace surround, radiator and double glazed window.

Dining Kitchen
18'4" x 9'5" (5.59m x 2.87m)
With a range of fitted wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, extractor hood, plumbing for auto washer, breakfast bar, radiator and double glazed window.

First Floor

Bedroom One
13'4" x 10'1" (4.06m x 3.07m)
With radiator and double glazed window.

Bedroom Two
9'7" x 9'9" (2.92m x 2.97m)
With radiator and double glazed window.

Bedroom Three
10'4" x 7'9" (3.15m x 2.36m)
With radiator and double glazed window.

Bathroom
Four piece house bathroom comprising shower cubicle, panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Exterior
To the outside there are large gardens, together with off street parking and a detached garage.

Directions
From our office on Queensbury High Street head toward Russell St, continue to follow A647, turn right onto Windy Bank Ln, continue onto Brow Ln, right onto Holdsworth Rd, turn right to stay on Holdsworth Rd, continue onto Moor Bottom Rd, turn right onto School Ln, left onto Tewit Ln, left onto Tewit Close.

TENURE
FREEHOLD

Council Tax Band
A / Calderdale



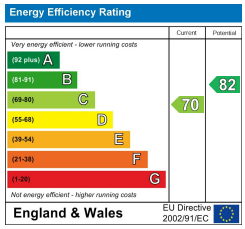


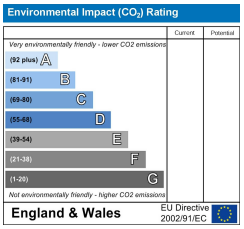






Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.





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