



**10 MOORBOTTOM
ROAD
ILLINGWORTH
HALIFAX
HX2 9SR**

Offers in the region of:
£225,000

**Central House, Central Street,
Halifax HX1 1HU
Tel: (01422) 341411
www.redwoodsonline.co.uk**

A spacious three bedroom semi-detached family home situated in this popular location close to local schools. The accommodation has the benefit of both gas central heating and upvc double glazing. Also briefly comprises: - Front entrance hall, spacious lounge, dining kitchen and downstairs wc room. Two double bedrooms and bathroom to the first floor and further second floor bedroom with en-suite. Ample off road parking to the front, gated parking to the side and further rear garden with raised decked area

ACCOMMODATION COMPRISES: -

GROUND FLOOR

Entrance hall

With glazed upvc external door and surround, partially open staircase, spindle balustrade, single radiator and burglar alarm controls.

Spacious dining kitchen

4.54 m (14'11) x 3.28 m (10'9)

Part tiled, stainless steel sink unit and mixer tap, range of quality wall and base units with granite work surfaces and pelmet lighting. Integrated oven, induction hob and extractor fan. Integrated automatic washing machine and dishwasher, space for American style fridge freezer, inset spotlights and single radiator.

Cloaks/wc room

With two piece white suite incorporating pedestal wash hand basin and low flush wc.

Storage cupboard

Housing wall mounted combination condensing boiler.

Equally spacious lounge

4.23 m (13'10) x 3.69 m (12'1) max

With upvc French doors, television point and radiator.

FIRST FLOOR

Landing

With spindle balustrade and gable end window.

Double bedroom/bedroom 1

4.23 m (13'10) x 3.50 m (11'5) max

With inset spotlights and radiator.

Double bedroom/bedroom 2

3.55 m (11'7) x 2.33 m (7'8)

With inset spotlights and radiator.

Family bathroom

2.27 m (7'5) x 1.58 m (5'2)

Part tiled, three piece white suite incorporating bath, pedestal wash hand basin and low flush wc, shower over bath with curved glazed shower screen, inset spotlights and chrome heated towel radiator.

Inner lobby

With single radiator.



SECOND FLOOR

Most spacious overall attic bedroom/bedroom 3

6.71 m (20'3) max x 4.25 m (13'11)

With two large Velux double glazed roof lights, gable end window, built in wardrobes and Eaves storage, inset spotlights and single radiator.

En-suite shower room

With three piece white suite incorporating shower cubicle, pedestal wash hand basin and low flush wc, single radiator and tiled flooring.

External

Off road parking to the front for two cars, further parking to the side leading to a private and enclosed rear garden with slightly raised decked area, spindle balustrade, lawned area and garden shed and pond.

Services

All main services are installed. The property has the benefit of both gas central heating and upvc double glazing. The Council tax band for the property is band C. The Energy Efficiency rating for the property is band C.

Directions

Please use the postcode HX2 9SR to locate the property and the property number is 10.

Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers/tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

MONEY LAUNDERING REGULATIONS:

1. 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

