



**Illingworth Hall Farm Gardens, Halifax HX2 8HZ**



**welcome to**

**Illingworth Hall Farm Gardens, Halifax**

A NEW development of family homes tucked away in a quiet position but within easy access to local amenities, green space and transport links. Designed and built with busy family life in mind these homes include fully integrated appliances as standard, Resin Driveway, EV Charger! Call NOW to view!



### **Kitchen Specification**

Fitted range of wall and base units from Howdens  
Integral fridge freezer 70/30  
Integral dishwasher  
Integral Eye Level Double Oven  
5 Burner electric Hob  
Extractor Hood  
Glass Splashback  
Quartz Worktops and upstands  
Plumbed for a washing machine  
Composite Sink  
Spotlights  
Chrome sockets/LED lights to kitchen units  
Bi-Folding Doors

### **Bathroom Specification**

Part tiling to en suites and bathroom walls.  
Vanity unit storage as standard to en suites and bathroom.  
Contemporary white sanitary ware.  
Black taps & fittings.  
Black towel radiator.  
Spotlights

### **Decoration Finish**

Solid Oak doors with brushed chrome ironmongery.  
White gloss paint to woodwork.  
Flat white finish to ceilings.  
White emulsion to walls.  
Chrome sockets & switches to downstairs

### **Heating And Insulation**

Ideal instinct 2 boiler with smart hive gas central heating  
5 Year boiler warranty  
Loft insulation in line with building regulations.  
Cavity wall insulation  
White radiators upstairs/brushed chrome on the landing & downstairs

### **Electrical Specification**

White power points upstairs/brushed chrome downstairs  
TV sockets to all bedrooms wall mount position.  
TV sockets to lounge & kitchen wall mount position.

BT master socket to lounge.  
EV car charging point.  
Intruder alarm system fitted.  
Fibre Broadband to house

### **External Features**

Secure GRP front door.  
PVCu double glazed windows and patio doors.  
Low maintenance PVCu fascias soffits.  
Mains operated smoke detectors to hall and landing.  
Heat alarm to kitchen.  
Guest parking spaces.

### **Garden Specification**

Rear garden fence 6ft fence and timber side gate.  
Indian Stone patio area, paths and artificial grass to the side and rear of the house.  
Front & rear lift external down lights.  
Outside tap to rear  
Block paved driveway  
Two Parking Spaces  
Outside Socket

### **Peace Of Mind**

All properties for peace of mind come with a 10 year Architects Certificate (Professional Consultant Certificate/Insurance) as well as the standard builder and manufacturers warranties for all appliances.

### **Freehold**

All the properties are freehold and the road and drainage will be adopted by Halifax Council on completion.

### **Entrance Hall**

#### **Guest Wc Lounge**

14' 11" x 10' 6" ( 4.55m x 3.20m )

#### **Kitchen**

17' 8" max x 12' 7" max ( 5.38m max x 3.84m max )

#### **First Floor**

##### **Bedroom Two**

14' max x 11' max ( 4.27m max x 3.35m max )

##### **Bedroom Three**

12' 8" max x 11' max ( 3.86m max x 3.35m max )

### **Bedroom Four**

10' 7" max x 9' 4" max ( 3.23m max x 2.84m max )

### **House Bathroom**

#### **Second Floor**

##### **Main Bedroom**

23' max x 17' 8" ( 7.01m max x 5.38m )

##### **Ensuite**

7' 7" x 5' 6" ( 2.31m x 1.68m )

### **Green Deal Mortgages**

Green deal mortgages, offered by numerous major lenders, provide financial incentives and reduced mortgage rates for homeowners investing in EPC A & B rated homes. Please ask the sales team for more information.

### **Buying Under Construction**

Buying under construction - not only will you be able to secure a desirable plot on a much a sought-after development, you will be able to personalise your home they you had always dreamt of. Please ask the sales team for more information.

### **Viewings**

We understand that it is a very exciting time purchasing a new home and having regular updates on the build progress, however Health and Safety is our paramount concern whilst building your home. Our development sites are strictly for construction staff only. We cannot allow anyone on to site without a prior appointment with our Sales Team. To avoid disappointment please do not attend the site without an appointment.

### **Digital Dressing Disclaimer**

CGI and digitally dressed images have been used to showcase the properties and are for illustration purposes only. This is an example of how the properties could look. Please contact the sales team for more information on plot specific fixtures and fittings.



**view this property online** [williamhbrown.co.uk/Property/HFX115233](http://williamhbrown.co.uk/Property/HFX115233)



welcome to

## Illingworth Hall Farm Gardens, Halifax

- Choice Of Kitchen Colours, Tiles & Flooring For Early Buyers
- Energy Rated B - Green Deal Mortgage Approved
- Modern Ground Floor Living
- Off Street Parking & Enclosed Garden
- Integral Appliances Included & EV Charger

Tenure: Freehold EPC Rating: B

Council Tax Band: D

**£299,950**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX115233 - 0005

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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