



**Talbot Rise, Halifax HX2 8EJ**

**welcome to**

## **Talbot Rise, Halifax**

A well-presented home set in a popular residential area of Illingworth, offering spacious and modern accommodation ideal for first-time buyers, growing families, or anyone seeking a comfortable home close to local amenities. Featuring bright living spaces, a modern kitchen, good-sized bedrooms.



## **Lounge**

15' 7" x 16' 1" ( 4.75m x 4.90m )

The lounge comprises of carpet flooring, ceiling spotlights, gas central heating radiator, media wall, UPVC double glazed window to the front elevation, composite door.

## **Kitchen**

16' 1" x 13' 3" ( 4.90m x 4.04m )

The kitchen comprises of laminate flooring, ceiling spotlights, gas central heating radiator, integrated fridge and freezer, tiled splash back, matching wall and base units with work top over, 6 ring gas hob, double oven, dishwasher,

## **Downstairs W/C**

The downstairs W/c comprises of laminate flooring, double glazed window to the side, low level W/c, wash basin with splash back, chrome heated towel rail.

## **Bedroom One**

12' 7" x 9' 10" ( 3.84m x 3.00m )

Bedroom one comprises of carpet flooring, ceiling light point, gas central heating radiator, built in storage, walk in wardrobe, UPVC double glazed window to the front.

## **Bedroom Two**

12' 4" x 8' ( 3.76m x 2.44m )

Bedroom two comprises of carpet flooring, ceiling spotlights, gas central heating radiator, UPVC double glazed window to the rear.

## **Bedroom Three**

8' 8" x 7' 6" ( 2.64m x 2.29m )

Bedroom three comprises of carpet flooring, ceiling spotlights, gas central heating radiator, UPVC double glazed window to the rear.

## **Bathroom**

The bathroom comprises of laminate flooring, tiled walls, ceiling spotlights, chrome heated towel rail, extractor fan, low level W/c, panelled bath with shower, modern vanity unit with wash hand basin.

## **Loft Room**

The loft room is boarded and fully insulated and has a pull-down ladder.

## **Externally**

Externally the property benefits from a Astro -turfed garden and flagged seating area.



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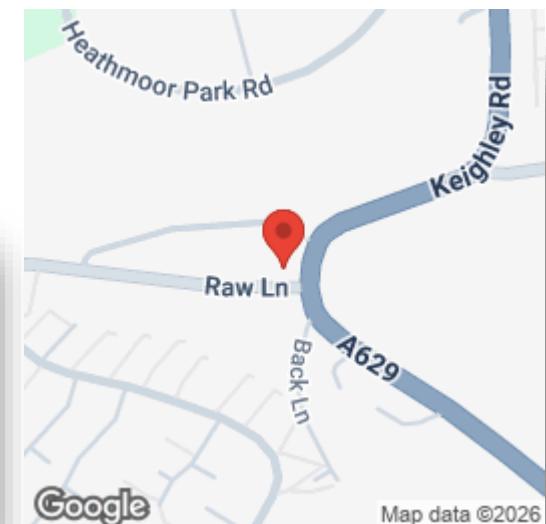
- THREE BEDROOM SEMI-DETACHED PROPERTY
- IDEAL FOR A GROWING FAMILY
- MODERNISED THROUGHOUT TO A HIGH STANDARD
- REAR ENCLOSED GARDEN
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: B

Council Tax Band: C

offers over.

**£225,000**



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 **william h brown**  
Incorporating  
**Porter  
Glenny**



**01422 362845**



Halifax@williamhbrown.co.uk



6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB



**williamhbrown.co.uk**