



10 Heathmoor Way., Ilkworth, Halifax, HX2 9LT

Offers Over £200,000

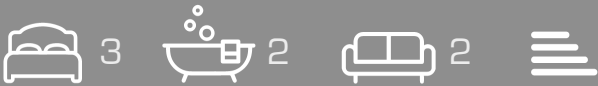
- : Popular & Convenient Residential Location
- : Close To Outstanding Schools
- : 3 Good Sized Bedrooms
- : uPVC Double Glazing & Gas Central Heating
- : Realistically Priced
- : Delightful Family Home
- : Gardens & Garage
- : 2 Reception Rooms
- : Easy Access To Local Amenities
- : Viewing Strongly recommended

10 Heathmoor Way., Halifax HX2 9LT

Situated in this popular and convenient residential location, within the heart of Ilkworth, lies this spacious three-bedroom semi-detached residence providing attractive family accommodation.

The property briefly comprises an entrance hall, lounge, dining room, modern fitted kitchen, bathroom, utility cupboard, three bedrooms, and a separate W.C. The property benefits from UPVC double glazing, gas central heating, gardens, driveway, and a garage,

The property provides excellent access to the local amenities of North Halifax, including outstanding schools, as well as easy access to Halifax town centre. The property is being offered for sale at this realistic asking price, and as such an early appointment to view is strongly recommended in order to avoid disappointment.



Council Tax Band B



ENTRANCE HALL

A UPVC double glazed entrance door opens into the entrance hall with cornice to ceiling, inset spotlight fittings, one double radiator, and laminate wood flooring. Door to under stairs storage cupboard providing useful storage facilities.

from the entrance hall door to the

KITCHEN

9'5" x 8'9"

Being fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless steel single drainer sink unit and mixer tap. Four-ring gas hob with extractor canopy above, fan-assisted electric oven and grill beneath. Matching splashbacks with complementing colour scheme to the remaining walls. UPVC double glazed bay window to the front elevation, inset spotlight fittings, cornice to ceiling, and one double radiator.

From the entrance hall door to the

DINING ROOM

10'11" x 12'0"

With UPVC double glazed French doors opening onto the rear garden, cornice to ceiling, one double radiator, and fitted carpet.

From the dining room through to the

LOUNGE

16'6" x 10'11"

With feature fireplace incorporating living flame gas fire on a matching hearth. UPVC double glazed window to the front elevation, cornice to ceiling, one double radiator, one single radiator, TV point, and fitted carpet.

From the entrance hall door to the

BATHROOM

Modern white three-piece suite incorporating pedestal wash basin with mixer tap, low flush WC, and shower cubicle with rainfall and handheld shower units. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls. Two UPVC double glazed windows to the side elevation, cornice to ceiling, inset spotlight fittings, extractor fan, and chrome heated towel rail/radiator.

From the entrance hall door to the

UTILITY CUPBOARD

With plumbing for an automatic washing machine and power point for tumble dryer. UPVC double glazed window to the rear elevation.

From the entrance hall stairs with fitted carpet leads to the

FIRST FLOOR LANDING

Spindle staircase with fitted carpet leads to the half landing with further steps leading to the main landing. UPVC double glazed window to the side elevation, access to loft, and inset spotlight fittings.

From the landing door to

BEDROOM TWO

8'9" x 11'7"

UPVC double glazed window to the front elevation. Double doors open to built-in wardrobe, further door to central heating cupboard housing the Baxi central heating boiler. One double radiator, cornice to ceiling, inset spotlight fittings, and laminate wood flooring.

From the landing door to

BEDROOM ONE

10'11" x 11'7"

This double bedroom has fitted wardrobes along the length of one wall. UPVC double glazed window to the front elevation, cornice to ceiling, inset spotlight fittings, one double radiator, and laminate wood flooring.

From the landing door to

BEDROOM THREE

7'6" x 11'1" narrowing to 8'0"

UPVC double glazed window to the rear elevation, built-in cupboard, cornice to ceiling, inset spotlight fittings, one double radiator, and laminate wood flooring.

From the landing door to

SEPARATE WC

Modern white two-piece suite incorporating pedestal wash basin and low flush WC. One single radiator and laminate wood flooring.

GENERAL

The property is constructed of brick and surmounted with a tiled roof. It has the benefit of all main services including gas, water, and electric, together with UPVC double glazing and gas central heating. The property is Freehold and is in Council Tax Band B

EXTERNAL

To the front of the property there is a block paved parking area providing off-road parking for two vehicles. A driveway to the side leads to the detached garage, which is suitable for a small car. To the rear there is a flagged enclosed garden.



Directions

SAT NAV HX2 9LT

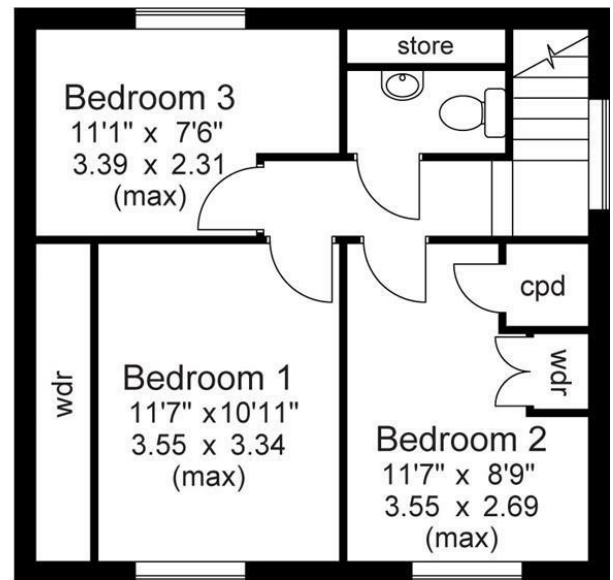
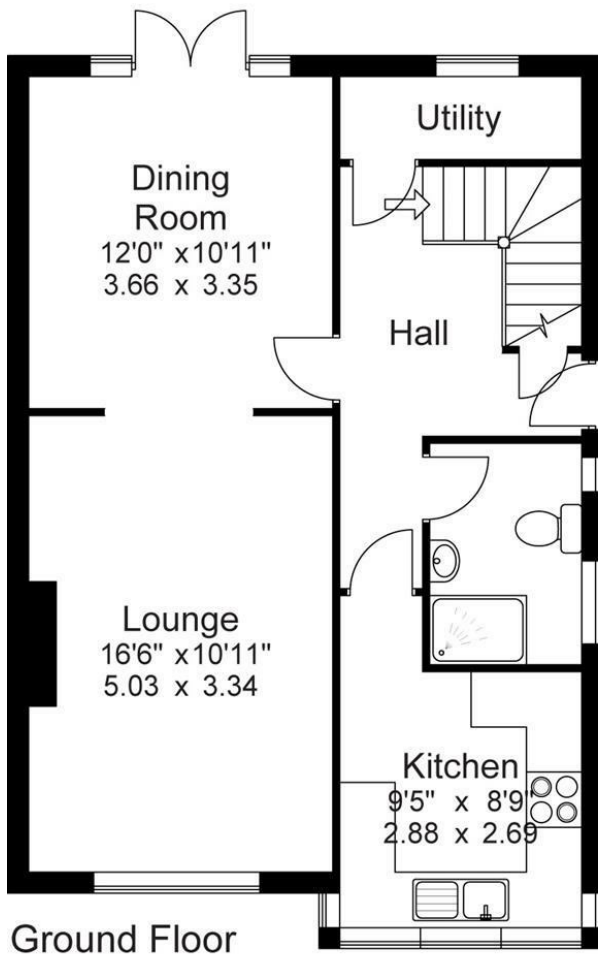
Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Floor Area = 977 Sq. Feet
= 90.8 Sq. Metres



For illustrative purposes only. Not to scale.