



**Illingworth Drive, Halifax, HX2 9RR**

**welcome to**

**Illingworth Drive, Halifax**

A well-presented three bedroom semi-detached property sold with no onward chain, located in a popular area of Illingworth. Offering spacious accommodation, a modern kitchen/diner, enclosed garden and driveway parking. Ideal for families or first-time buyers. Offers over £225,000.



**Agents Note:**

"It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."

**Lounge**

14' 3" x 11' 11" ( 4.34m x 3.63m )

The lounge comprises of carpet flooring, ceiling light point, gas central heating radiator, wall lights, fitted gas fire, UPVC double glazed window to the front elevation.

**Dining Room**

12' x 11' ( 3.66m x 3.35m )

The dining room comprises of carpet flooring, ceiling light point, gas central heating radiator, fitted gas fire, UPVC double glazed window to the rear elevation.

**Kitchen**

11' 11" x 6' 3" ( 3.63m x 1.91m )

The kitchen comprises of vinyl flooring, ceiling light point, matching wall and base units with work top over, integrated appliances, induction hob, UPVC door to the side elevation, UPVC double glazed window to the rear elevation.

**Landing**

The landing comprises of carpet flooring, loft access, gas central heating radiator, UPVC double glazed window to the side elevation.

**Bedroom One**

14' 10" x 11' 11" ( 4.52m x 3.63m )

Bedroom one comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC window to the front elevation.

**Bedroom Two**

12' 1" x 10' 2" ( 3.68m x 3.10m )

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

**Bedroom Three**

7' 10" x 7' 5" ( 2.39m x 2.26m )

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

**Bathroom**

The bathroom comprises of vinyl flooring, tiled walls, ceiling light point, gas central heating radiator, pedestal wash hand basin, low level W/c, panelled bath with shower over, UPVC double glazed window to the rear elevation.

**Externally**

Externally the property benefits from a gated driveway lawned garden with flower beds and to the rear there is lawned garden with a pebbled area.



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welcome to

## Illingworth Drive, Halifax

- THREE BEDROOM SEMI-DETACHED PROPERTY
- LOCATED IN A POPULAR RESIDENTIAL AREA OF ILLINGWORTH
- WELL-PROPORTIONED ACCOMMODATION THROUGHOUT
- ENCLOSED REAR GARDEN
- DRIVEWAY/PARKING

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

offers over

**£225,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX115296 - 0007

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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