



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 Morrisons, other local amenities, green space and transport links.



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.

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 downlights.
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

Kitchen

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

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" x 9' 4" (3.23m x 2.84m)

House Bathroom

9' x 6' 6" (2.74m x 1.98m)

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)

Images

Images are computer generated for illustrative purposes only, these are not actual images of the finished home.

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.

Sales Assist & Part Exchange

We may be able to offer Sales Assist or Part Exchange if you have an existing house to sell. Please speak to the sales team to give our expert advice we can help support you with this process.

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.



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Illingworth Hall Farm Gardens, Halifax

- Energy Rated B - Green Deal Mortgage Approved
- Sales Assist & Part Exchange Options
- Integral Appliances Included & EV Charger
- Modern Ground Floor Living
- Off Street Parking & Enclosed Garden

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

£299,950



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX115671 - 0003

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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.



william h brown



01422 362845



Halifax@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)