



Keighley Road, Halifax HX2 8HA

welcome to

Keighley Road, Halifax

Fully renovated three bedroom property offering excellent spacious living accommodation which is situated in Illingworth within close proximity to good schools and amenities. Character property with lovely views which would make a great family home. Contact us now to book your viewing!



Lounge

18' x 14' 5" (5.49m x 4.39m)

Spacious lounge with a triple glazed window to the front elevation, gas central heating radiator and ceiling light point. Boasting exposed beams, gas effect wood burner with stone fireplace and the lounge itself provides ample space for free standing furniture and has wood laminate flooring.

Kitchen/Diner

18' 10" x 10' 10" (5.74m x 3.30m)

Fitted kitchen with an extensive range of wall & base units, worksurfaces over incorporating a farmhouse sink. There is a triple glazed window to the rear elevation, ceiling spotlights and exposed beams. With an integrated double oven, Induction hob with extractor hood and the kitchen itself has tiled flooring and benefits from underfloor heating and provides space for dining furniture.

First Floor Landing

With carpeted flooring, ceiling light point and gas central heating radiator.

Bedroom One

19' 4" x 13' 9" (5.89m x 4.19m)

Master Bedroom with a triple glazed windows to the side & rear elevation, ceiling light point and two electric heaters. With stone mullions and the bedroom itself has carpeted flooring.

Bedroom Two

14' 4" x 14' 4" (4.37m x 4.37m)

Double bedroom with carpeted flooring, gas central heating radiator, ceiling light point and a triple glazed window to the front elevation. The bedroom also benefits from fitted wardrobes.

Bedroom Three

14' 3" x 10' 7" (4.34m x 3.23m)

With a triple glazed window to the rear elevation, gas central heating and ceiling light point. The bedroom itself has carpeted flooring.

Bathroom

The house bathroom comprises of a low level wc, wash hand basin with vanity unit, corner panelled bath and a walk in shower. There is a frosted triple glazed window to the front elevation. With ceiling spotlights and the bathroom itself has tiled walls & laminate flooring.

Externally

The front of the property provides off street parking with gated access to the paved yard. To the rear is a good sized garden paved with Indian stone flags with raised sleepers. The garden would be great for enjoying the summer months.

Outbuilding/Workshop

Could be ideal for extra storage space or a workshop.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Keighley Road, Halifax

- WELL PRESENTED FAMILY HOME WITH ADDED CHARACTER
- OFFERING SPACIOUS LIVING ACCOMMODATION THROUGHOUT
- SITUATED CLOSE TO GOOD SCHOOLS & AMENITIES
- UNDERFLOOR HEATING & UTILITY ROOM
- GARAGE & FLAGGED REAR GARDEN

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

offers over
£200.000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX115633 - 0004

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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