



Illingworth Road, Halifax, HX2 9RX

welcome to

Illingworth Road, Halifax

A truly exceptional property offering generous living space, great outdoor facilities and a wealth of character, making it an ideal home for families and entertainers alike. Early viewing is highly recommended to fully appreciate everything this remarkable residence has to offer.



Porch

Lounge

17' 8" x 16' 6" (5.38m x 5.03m)

Reception/Dining Room

18' x 16' 7" (5.49m x 5.05m)

Kitchen

15' 1" x 9' 8" (4.60m x 2.95m)

Wc Room

Bedroom One

17' 10" x 10' (5.44m x 3.05m)

Bedroom Two

12' 8" x 9' 11" (3.86m x 3.02m)

Bedroom Three

8' 8" x 6' 6" (2.64m x 1.98m)

Office

6' 7" x 4' 10" (2.01m x 1.47m)

Bathroom

12' 4" x 6' 3" (3.76m x 1.91m)

Garage

16' 3" x 8' 3" (4.95m x 2.51m)

Garden Room

16' 1" x 8' 2" (4.90m x 2.49m)

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

Illingworth Road, Halifax

- Double aspect fully renovated stunning three bedroom property situated in Illingworth
- Off road parking for 5 cars & also a double garage
- Outbuilding with bar & summer house with outdoor kitchen
- Finished to a high standard offering excellent family accommodation
- Generous gardens ideal for the summer months

Tenure: Freehold EPC Rating: D

Council Tax Band: B



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX115834 - 0005

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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