



Illingworth Crescent, HALIFAX HX2 9RS

welcome to

Illingworth Crescent, HALIFAX

A three bedroom semi-detached family home in Illingworth situated within close proximity to good schools, public transport links and local amenities. Spacious, modern & fully double glazed and central heated throughout. Benefitting from Modern Kitchen & Bathroom, Driveway, Gardens and Garage!



Entrance Hall

Composite door, laminate flooring, ceiling light point and central heating radiator.

Lounge

13' 10" x 11' 8" (4.22m x 3.56m)

With central heating radiator, UPVC double glazed window to front elevation and laminate flooring.

Kitchen

17' 11" x 11' 10" (5.46m x 3.61m)

The Kitchen is fitted with modern wall and base units with complimentary work surfaces over. The Kitchens is fitted with an electric oven, gas hob with extractor hood over. Integrated fridge freezer, integrated dishwasher, space and plumbing for a washing machine and sink and drainer. The Kitchen benefits from laminate flooring, ceiling light point, UPVC double glazed window the rear elevation, UPVC door to side elevation and a central heating radiator.

First Floor Landing

Carpet flooring, ceiling light point, UPVC double glazed window to the front elevation and central heating radiator.

Bedroom One

14' 6" x 11' 8" (4.42m x 3.56m)

With carpet flooring, UPVC double glazed window to the front elevation, central heating radiator and ceiling light point.

Bedroom Two

12' x 9' 9" (3.66m x 2.97m)

With carpet flooring, UPVC double glazed window to the rear elevation, central heating radiator and ceiling light point.

Bedroom Three

7' 6" x 7' 4" (2.29m x 2.24m)

With carpet flooring, UPVC double glazed window to the rear elevation, central heating radiator and ceiling light point.

Family Bathroom

Modern bathroom suite with panelled bath with shower over, low level Wc and Vanity sink unit. The bathroom benefits from vinyl flooring, ceiling spotlights, central heating towel rail, UPVC double glazed window to the front elevation and tiled walls.

Externally

Externally there is a garden, Garage and driveway to the front with lawn and a rear garden which is mainly laid to lawn and would be great for enjoying the summer months.

Agents Note

Please note that the AML fee covers 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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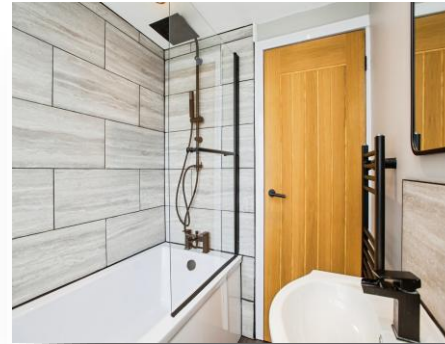
Illingworth Crescent, HALIFAX

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- SOLD WITH NO ONWARD CHAIN
- POPULAR RESIDENTIAL LOCATION
- MODERN & WELL PRESENTED THROUGHOUT
- DRIVEWAY & GARAGE

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

offers over

£230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX115413 - 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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