



**Illingworth Road, Halifax, HX2 9XH**

**welcome to**

**Illingworth Road, Halifax**

Sold with no onward chain is this two bedroom detached bungalow situated in Illingworth, Price £260,000 which offers great spacious living. Benefitting from large gardens, off street parking & garage. Close to schools & local amenities including supermarkets. Contact us now to view!



## Lounge

17' x 10' 11" ( 5.18m x 3.33m )

Spacious lounge with a double glazed window to the front elevation, ceiling light point and gas central heating radiator. The lounge itself has carpeted flooring.

## Kitchen

10' 10" x 8' 10" ( 3.30m x 2.69m )

Fitted kitchen with wall & base units, complementary work surfaces over incorporating a sink & drainer with mixer tap and tiled splashback. There is a double glazed window to the rear elevation, ceiling light point and gas central heating radiator. The kitchen itself has vinyl flooring.

## Bedroom One

12' x 10' 11" ( 3.66m x 3.33m )

Double bedroom with a double glazed window to the rear elevation, gas central heating radiator and ceiling light point. The bedroom itself has carpeted flooring and benefits from fitted wardrobes.

## Bedroom Two

13' 11" x 8' 11" ( 4.24m x 2.72m )

With carpeted flooring, ceiling light point, gas central heating radiator and a double glazed window to the rear elevation.

## Shower Room

The shower room comprises of a low level wc, pedestal wash hand basin and a walk in electric shower. There is a frosted double glazed window to the side elevation, ceiling light point and gas central heating radiator. The shower room itself has carpeted flooring.

## Externally

The front of the property provides double & single gated access and a driveway providing off street parking and a garage. The garden continues to a pebbled area to the side with a gate which provides access to the large lawned rear garden. There is also a paved patio area and the gardens would be great for enjoying the summer months.



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welcome to

## Illingworth Road, Halifax

- LARGE WRAP AROUND GARDEN
- TWO BEDROOM DETACHED BUNGALOW
- OFF STREET PARKING & GARAGE
- SOLD WITH NO ONWARD CHAIN
- OFFERING SPACIOUS LIVING ACCOMMODATION

Tenure: Freehold EPC Rating: C

Council Tax Band: C

# £260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX115273 - 0004

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