



## 49 Illingworth Avenue

Halifax, HX2 9JG

Offers Around £265,000 Freehold





This well presented three-bedroom semi-detached home is located on Illingworth Avenue in Halifax and enjoys far-reaching views. Boasting well planned accommodation, set over two floors including a spacious, open plan 28-foot lounge/diner, modern breakfast kitchen, downstairs WC and a four-piece house bathroom. With ample driveway parking, a detached double garage and good-sized gardens, this home will appeal to a variety of purchasers including young families and first-time buyers.

### Location

The property is set back from the roadside, on the corner of Illingworth Avenue, between Illingworth Close and Illingworth Crescent. This is a sought-after residential location, convenient for a wide range of local amenities, including highly regarded schools including North Halifax Grammar School and Trinity Academy. The area boasts excellent commuter links with easy access to the M62 and Halifax Railway Station. Additional local amenities include a range of independent retailers and public houses, along with a nearby Morrison's supermarket.

### Accommodation

A composite door opens to the spacious entrance hall with useful understairs storage cupboard, tiled flooring and an open staircase to the first floor. There is a downstairs cloakroom with a two-piece white suite comprising: low flush WC and wash hand basin. Enjoying a good range of modern base, wall and drawer units, the breakfast kitchen features a breakfast bar which provides a useful seating area and dual aspect windows. Complementary work surfaces incorporate stainless steel sink and drainer, and an electric hob with extractor above. Integrated appliances include a double oven, dishwasher, plumbing for a washing machine and space for a fridge freezer. A spacious, open plan lounge/dining area enjoys a multi fuel stove set within a stone fireplace with timber mantle above. With tiled flooring, a large window to the front elevation and sliding patio doors leading out to the rear patio.

An open staircase leads up to the first floor landing with window to the side elevation. Two of the bedrooms are set to the front of the property, with the principal bedroom benefitting from fitted wardrobes with both hanging rails and basket storage. Both bedrooms enjoy far reaching views and have access to useful eaves storage areas. The third bedroom is set to the rear with a window overlooking the rear garden. The adjacent house bathroom enjoys in modern four piece suite comprising of low flush WC, roll top, claw foot bath with mixer tap and shower attachment over, wash hand basin set within a vanity unit and a separate shower cubicle. With a heated towel rail and recessed spotlights to the ceiling.

Externally, the front garden is fenced from the driveway and provides a generous lawn with mature plants, trees and shrubs to the borders. The driveway provides off-road parking for at least six vehicles and allows access to the detached double garage with electric roller shutter door, a side pedestrian door and window to the side elevation. At the rear of the property there is a low maintenance patio garden with a useful garden shed.



Total area: approx. 136.5 sq. metres (1468.7 sq. feet)

Council tax band: B  
 EPC rating: D  
 Ground rent: N/A  
 Service charge: N/A

[ws-residential.co.uk](http://ws-residential.co.uk)

01484 711200



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.