



4 Illingworth Avenue

Halifax, HX2 9RT

Asking Price £217,500 Freehold





Enjoying a generous plot in a popular residential area, 4 Illingworth Avenue is a well-presented three-bedroom semi-detached family home which sits close to highly desirable schools, amenities and excellent transport links.

Location

Set within a sought-after residential location convenient for a wide range of local amenities, including junior and infant and secondary schools, with both North Halifax Grammar School and Trinity Academy located a short distance from the property. The area boasts excellent commuter links to both Halifax and Bradford, along with access to the M62 motorway network and rail network with regular services running from the main Halifax station to Leeds, Manchester and London. Additional local amenities include a range of independent retailers and public houses along with a nearby Morrison's supermarket.

Accommodation

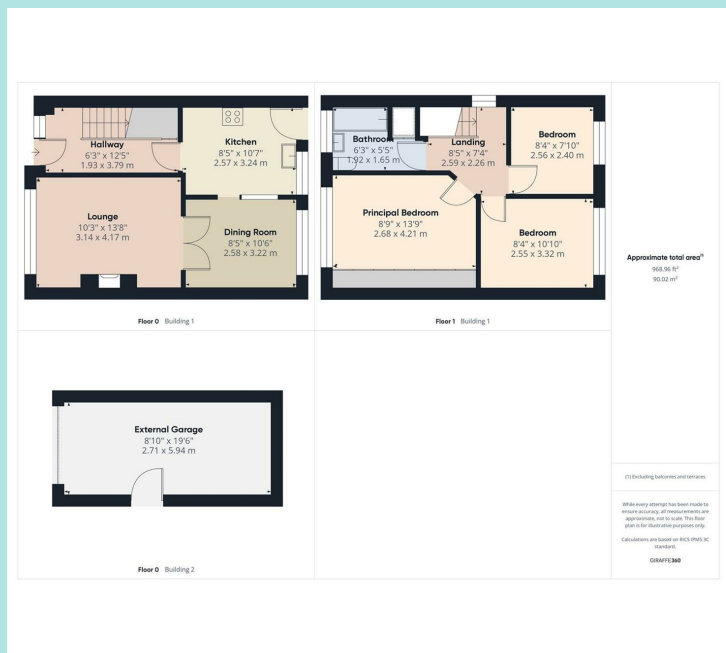
A Upvc and glazed door gains access into the entrance hallway with an open staircase rising to the first floor. Straight ahead takes you through to the kitchen offering a range of bespoke wall, drawer and base units with contrasting worksurfaces incorporating a ceramic sink and drainer with mixer-tap. Integrated appliances include an integrated oven, four-ring hob with extractor hood above, dishwasher and fridge freezer. A Upvc door leads out to the rear elevation.

Opened up from the kitchen is the dining area which has a large window enjoying an outlook into the rear garden. Double doors then lead through to the spacious lounge which is tastefully decorated, again with a large window to the front elevation allowing for natural light and with a gas fire to the focal point with Adam-style mantel surround and marble hearth.

Rising to the first floor, the spacious principal bedroom is positioned to the front elevation, enjoying panelled features walls and benefitting from built-in wardrobes. Completing the accommodation, two bedrooms are positioned to the rear of the property enjoying an outlook over the rear garden while the well-presented house bathroom has a three-piece suite comprising a w/c, wash-hand basin and panelled bath with overhead rainfall shower.

Externally, to the front of the property, a landscaped garden with lawn is adjacent to a gated driveway providing off-street parking for three cars, which then leads to a single detached garage with power, lighting and up-and-over door. To the rear of the property, an enclosed and recently landscaped garden boasts a generous turfed area and raised block-paved seating area.

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



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.