



152 Illingworth Road

Halifax, HX2 9RX

Offers Over £145,000 Freehold





Occupying a pleasant position opposite Natty Lane playing fields, this well-presented, stone built through-by-light cottage offers ready-to-move-into accommodation and benefits from a good-sized garden. Ideally suited to first-time buyers, single purchasers or those looking to downsize, the property features two bedrooms and is conveniently situated close to local schools, amenities and transport links.

Location

Set back from Illingworth Road in a row of stone-built terraces backing onto Rosewood Close, the property is accessed from the roadside via a timber gate. This convenient location is within easy reach of highly regarded schools, including Trinity Academy, Natty Lane playing fields and Holdsworth House. Ogden Water and the surrounding countryside are just a short drive away, as is Halifax town centre with its wide range of amenities and excellent transport links.

Accommodation

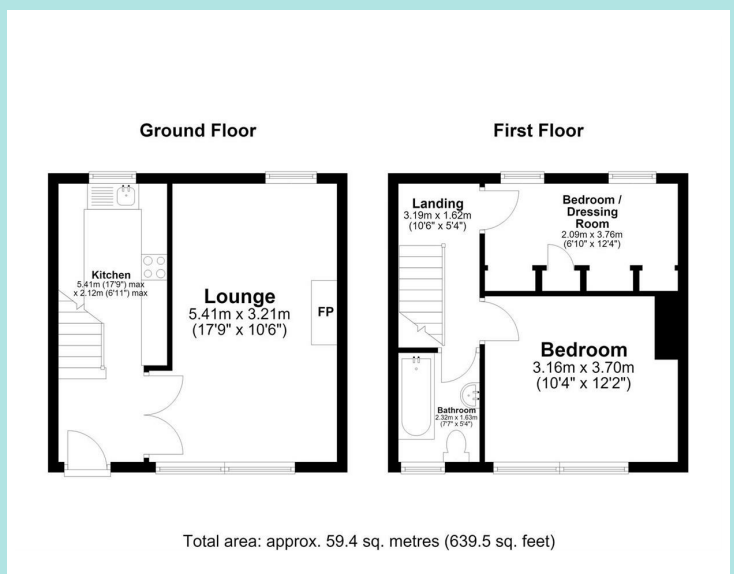
Access is gained into the kitchen with tiled flooring and an open staircase leading to the first floor. The kitchen is fitted with a range of base, wall and drawer units with contrasting work surfaces incorporating a stainless steel sink with drainer and mixer tap, and a four-ring gas hob with extractor above. There is an integrated electric oven, space for an under-counter fridge and freezer, and plumbing for a washing machine.

Double doors open into the lounge, which enjoys a dual aspect and is tastefully presented with two feature panelled walls, painted ceiling beams and a coal-effect gas fire set within a marble backplate and hearth with a painted timber surround.

The first floor offers a good-sized landing with a timber spindle balustrade. Positioned to the front, the principal bedroom is a generous double, while the second bedroom overlooks the rear and benefits from fitted wardrobes and twin windows. It is currently utilised as a dressing room and home office.

The stylish bathroom is fitted with a modern three-piece white suite comprising a bath with shower over and glazed shower screen, low-flush WC and wash hand basin. The room also benefits from tiled walls, recessed ceiling spotlights and attractive linoleum flooring.

Externally, the property enjoys a good-sized lawned garden with planted borders, mature shrubs, and is enclosed by stone wall and fenced boundaries. A concrete patio adjacent to the front door provides a practical access point and additional seating area. On-street parking is available on Illingworth Road.



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

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