Peter David Properties Ltd

Residential Sales and Lettings

Heathmoor Park Road,

£255,000

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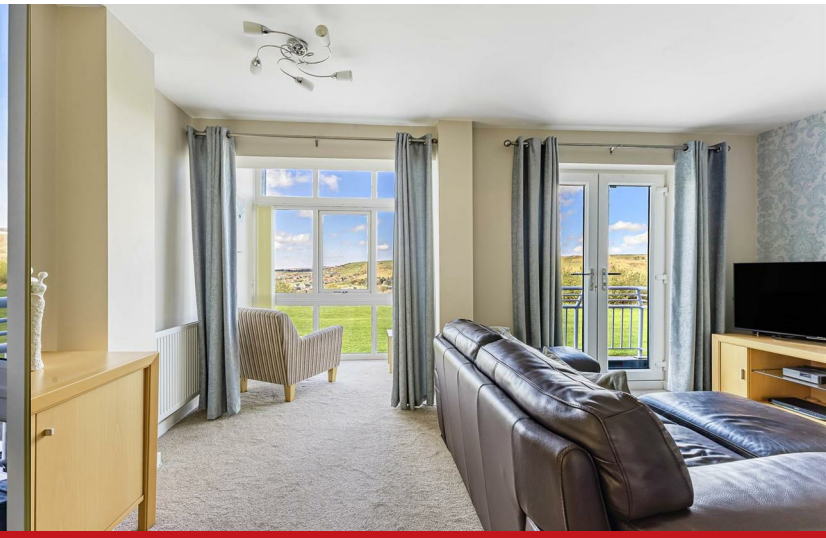


Peter David Properties are delighted to bring to market this stunning Four-Bedroom Town House with Panoramic Views in Illingworth

Set in the highly sought-after area of Illingworth, this spacious four-bedroom town house offers superb family living across three floors, with breathtaking far-reaching views over the valley as a true highlight.

Occupying an elevated position, the property makes the most of its surroundings, with a bright and spacious living room opening onto a balcony—the perfect spot to relax and enjoy the stunning outlook.

The home is thoughtfully laid out to suit modern family life. The ground floor includes a versatile fourth bedroom or home office, an integral garage, a practical utility room with access to the enclosed rear garden, and a convenient downstairs WC.

To the first floor, you'll find a generous lounge and a well-equipped dining kitchen, while the second floor hosts three further bedrooms, including a master bedroom with en suite shower room, alongside a contemporary family bathroom.

Ideally located, the property benefits from excellent local amenities and well-regarded schools, including North Halifax Grammar School and Trinity Academy, making it perfect for families.

Externally, there is off-road parking, an integral garage, and a private enclosed rear garden, offering both practicality and outdoor space.

A fantastic opportunity to secure a home that perfectly combines space, scenery, and a desirable location.

- FOUR BEDROOM TOWN HOUSE
- STUNNING FAR-REACHING VIEWS
- BALCONY OFF THE LIVING ROOM
- UTILITY ROOM AND GROUND FLOOR WC
- MASTER BEDROOM WITH EN SUITE
- ENCLOSED GARDEN, DRIVEWAY AND GARAGE
- EPC RATING - TO FOLLOW
- COUNCIL TAX BAND - C

Accomodation

Entrance hall

Bedroom
11'5" x 9'0" (3.49 x 2.76)

Garage
17'7" x 8'11" (5.38 x 2.72)

Utility room
5'8" x 6'3" (1.73 x 1.91)

WC
6'9" x 2'7" (2.07 x 0.80)

First floor

Dining kitchen
14'1" x 14'11" (4.3 x 4.56)

Lounge
15'2" x 15'7" (4.64 x 4.76)

Third floor

Bedroom
9'9" x 12'9" (2.99 x 3.91)

En suite
9'1" x 4'4" (2.77 x 1.34)

Bedroom
11'4" x 8'8" (3.46 x 2.65)

Bedroom
7'10" x 6'11" (2.41 x 2.12)

Bathroom
5'8" x 8'8" (1.74 x 2.66)

Directions
Please use post code HX2 9LP for sat nav directions.

PLEASE NOTE
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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

Floor Plan

Ground Floor
Approximate Floor Area
470 sq. ft
(43.74 sq. m)

First Floor
Approximate Floor Area
485 sq. ft
(45.10 sq. m)

Second Floor
Approximate Floor Area
460 sq. ft
(42.80 sq. m)

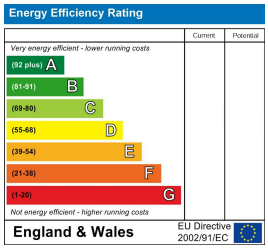
Approx. Gross Internal Floor Area 1,415 sq. ft / 131.64 sq. m.

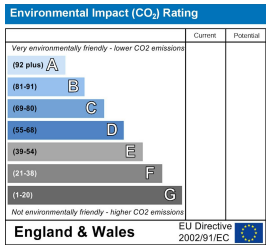
Illustration for identification purposes only, measurements are approximate and not to scale, unauthorised reproduction is prohibited.

Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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