

Peter David

Properties Ltd

Residential Sales and Lettings



Field Head Lane, Illingworth

Offers Over £240,000





Situated in the popular and sought-after area of Illingworth, The Delves is a beautifully presented home occupying a generous plot and offering spacious, well-proportioned accommodation throughout.

The property benefits from off-road parking, a spacious rear garden and lovely open views across fields to the front, creating a pleasant outlook and a good degree of privacy.

On entering the property, you are welcomed into a spacious lounge featuring useful built-in storage and shelving, along with patio doors providing direct access to the rear garden. The ground floor also offers a well-equipped dining kitchen, ideal for everyday family living and entertaining, together with a convenient ground floor WC.

To the first floor are two generous double bedrooms with built in wardrobes, a further single bedroom, and a modern house bathroom. There is also a useful utility cupboard with space for both a washing machine and tumble dryer.

The property further benefits from a boarded loft, providing valuable additional storage space.

Outside, the generous rear garden offers an excellent space for relaxing, entertaining and enjoying the outdoors, while the open field views to the front add to the property's appeal.

Beautifully presented throughout and ready to move straight into, this attractive home would make an excellent choice for a range of buyers and is well worth an early viewing.

- THREE BEDROOMS
- LARGE PLOT
- OFF-ROAD PARKING
- SPACIOUS REAR GARDEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- EPC RATING - TO FOLLOW
- COUNCIL TAX BAND - B

Accommodation

Kitchen

9'4" x 8'10" (2.85 x 2.7)

Lounge

15'3" x 14'11" (4.65 x 4.55)

WC

First floor

Bedroom one

12'3" x 8'4" (3.75 x 2.55)

Bedroom two

9'4" x 8'4" (2.85 x 2.55)

Bedroom three

7'2" x 6'6" (2.2 x 2)

Bathroom

5'6" x 6'6" (1.7 x 2)

Directions

Please use postcode HX2 9NL for sat nav directions.

PLEASE NOTE

1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.
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



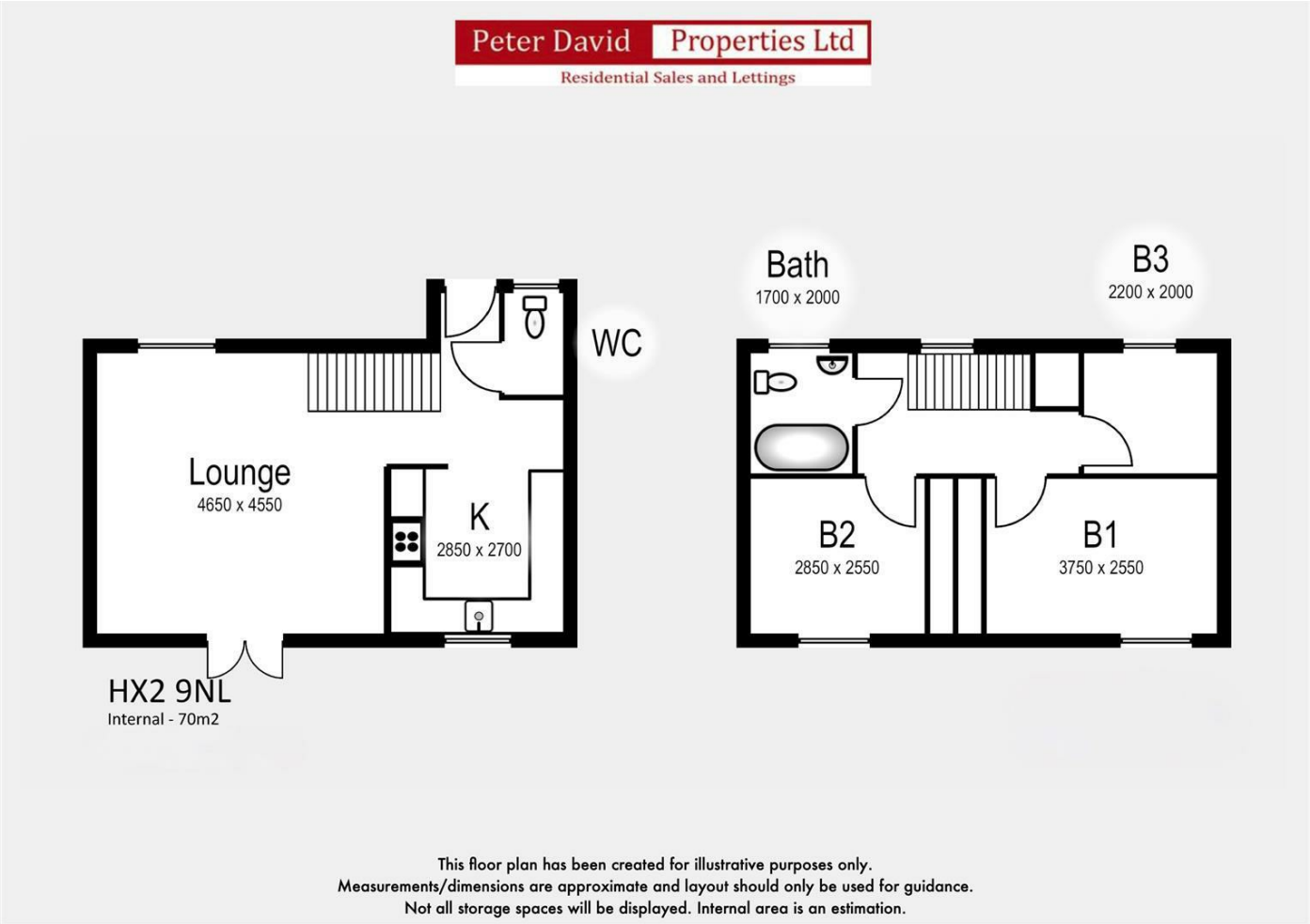
Hybrid Map



Terrain Map



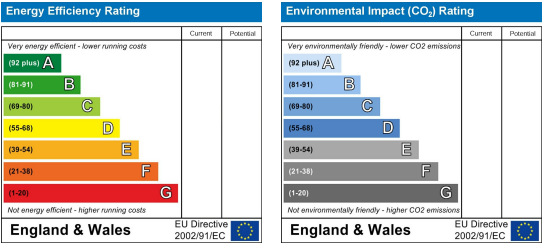
Floor Plan



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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