



## 2 Highlands Lane, Illingworth

**£575,000**

\* RARE TO THE MARKET \* DETACHED \* FOUR BEDROOMS \* GENEROUS PLOT \*

\* TWO BATH/SHOWER ROOMS \* GARDENS TO THREE SIDES \* PARKING \* LARGE GARAGE \*

Spacious Four-Bedroom Family Home on Generous Plot. Set on a superb and expansive plot, this rarely available four-bedroom family home presents a unique opportunity for discerning buyers.

Offering excellent potential for further development (subject to the relevant planning permissions), the property combines generous living space with an enviable location. Perfectly positioned within walking distance of North Halifax Grammar School and local primary schools, this home is ideal for families seeking quality education and a welcoming community.

Inside, the accommodation includes four well-proportioned bedrooms and two bath/shower rooms, complemented by gas central heating and double glazing throughout.

The property also benefits from ample off-road parking and a large garage, ensuring practicality and convenience.

Outside, the stunning established gardens wrap around three sides of the home, featuring lush lawns and inviting patio areas—ideal for outdoor entertaining or peaceful relaxation.

This is a rare chance to acquire a substantial home in a sought-after location with scope to enhance and personalise.

Early viewing is highly recommended.





## Entrance Porch

### Hall

With radiator.

### Lounge

21'3" x 12'1" (6.48m x 3.68m)

With a living flame gas fire in fireplace surround, radiator and two double glazed windows.

### Breakfast Kitchen

11'8" x 18'6" (3.56m x 5.64m)

Fitted breakfast kitchen having a range of wall and base units incorporating sink unit, tiled splashback, double oven, hob, dishwasher, plumbing for auto washer, breakfast bar.

### Sitting Room

15'5" x 11'9" (4.70m x 3.58m)

With living flame gas fire in fireplace surround, radiator, double glazed window and patio doors.

### Bedroom Three

14' x 10' (4.27m x 3.05m)

With sliding door wardrobes, shower cubicle, radiator and double glazed window.

### Bedroom Four

8'9" x 8'5" (2.67m x 2.57m)

With built in wardrobe, radiator and double glazed window.

### Bedroom Two

12'1" x 9'8" (3.68m x 2.95m)

With radiator and double glazed window.

### Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

### First Floor

#### Bedroom One

16'8" x 18'3" (5.08m x 5.56m)

With built in wardrobe, radiator and two double glazed windows. En-Suite Shower Room;





### En Suite Shower Room

Three piece suite comprising shower cubicle, sink unit, radiator and double glazed window.

### Exterior

To the outside there is a mature garden to the rear with borders, shrubs, trees, lawns and patio areas. A driveway leads to a larger than average garage.

### Directions

From our office on Queensbury High Street head west on High St/A647 towards Russell St, continue to follow A647 for 1 mile, turn right onto Windy Bank Ln, continue onto Brow Ln, continue onto Holdsworth Rd, continue onto Heathy Ln, left onto Whitehill Rd, right onto Highlands Ln and the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

D / Calderdale



# Highlands Lane, HX2

Approximate Gross Internal Area = 139.4 sq m / 1500 sq ft  
 Garage / Store = 26.5 sq m / 285 sq ft  
 Total = 165.9 sq m / 1785 sq ft

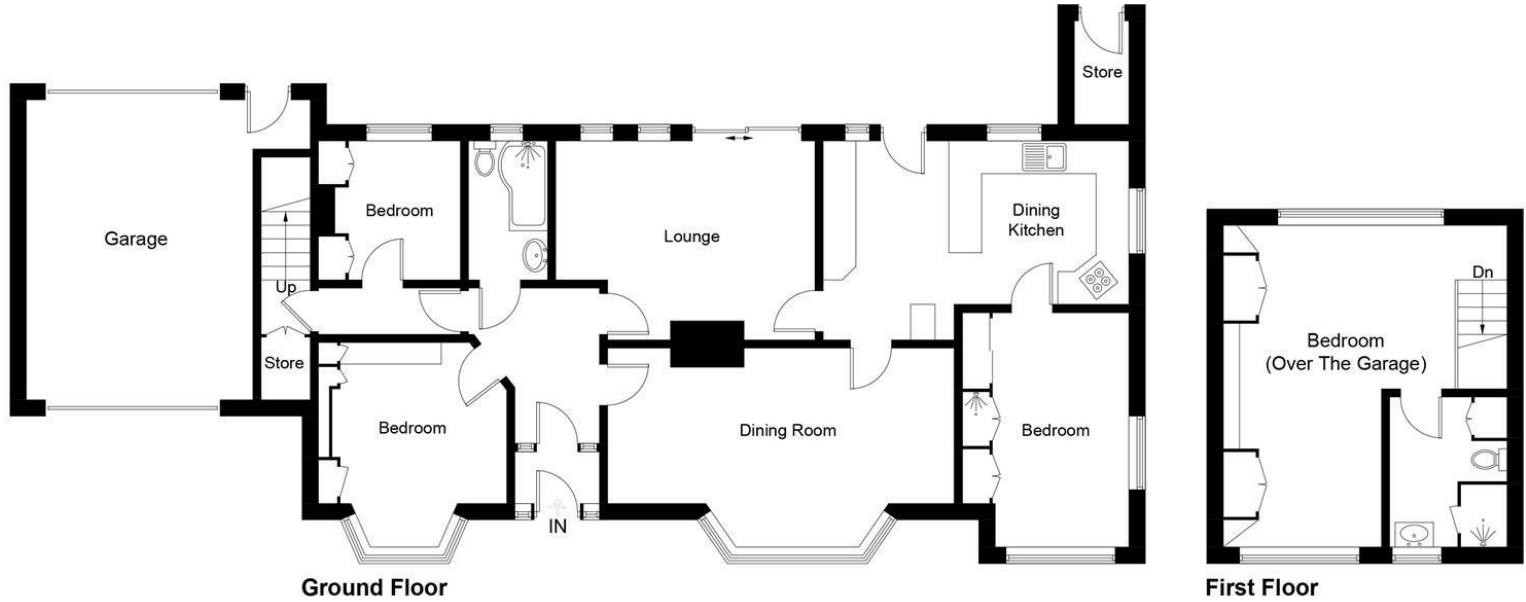
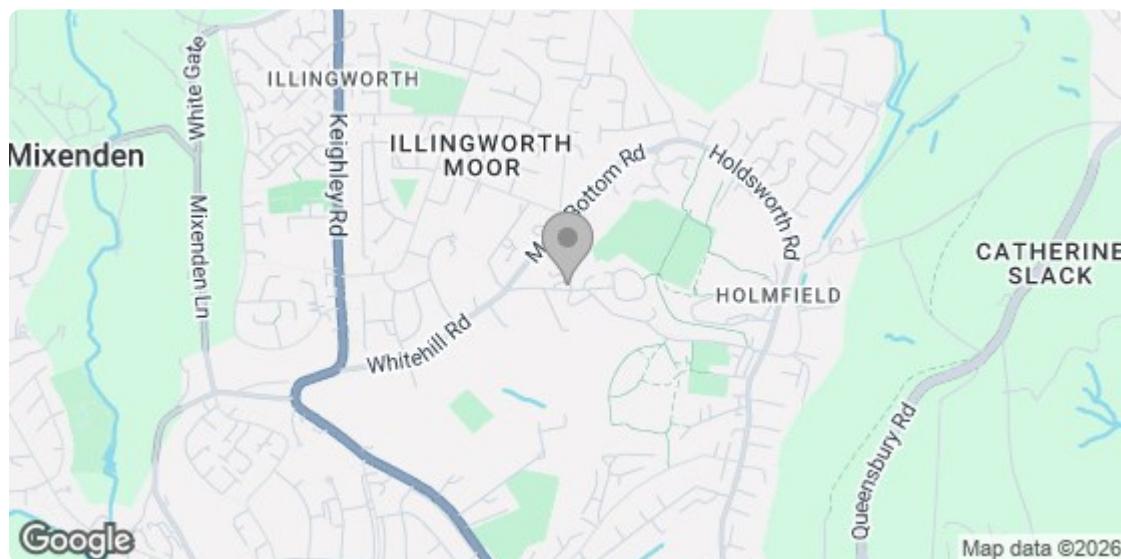


Illustration for identification purposes only, measurements are approximate, not to scale. FourLabs.co © (ID1257065)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			

**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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