



3 Occupation Lane, Illingworth, Halifax, HX2 9RH
No Onward Chain £150,000

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Set in a popular residential area, this well-maintained three-bedroom semi-detached property offers bright and well-proportioned accommodation ideal for first-time buyers, growing families, or downsizers alike. The property features a spacious open-plan lounge and dining area, a well-equipped breakfast kitchen, modern shower room, and low maintenance gardens to both the front and rear. Situated close to local amenities, schools, and transport links and offered for sale with no upward chain.



GROUND FLOOR:

Entrance Hallway

Entered via a uPVC external door, the hallway includes a uPVC side window, alarm panel, access to lounge and kitchen, and a generous under-stairs storage cupboard.

Breakfast Kitchen

10'1 x 9'6 max (3.07m x 2.90m max)

Fitted with a range of wall and base units with complementary work surfaces and an inset Asterite sink with side drainer and mixer tap. There is space for a range-style cooker, plumbing for a washing machine, and space for under-counter fridge and freezer. A uPVC window provides views to the rear garden. Door leads to a useful pantry cupboard.

Lounge

12'7 x 11'0 max (3.84m x 3.35m max)

Positioned to the front of the property, this welcoming reception room features a fireplace with timber mantle and gas fire. Open-plan to:

Dining Area

9'11 x 9'0 (3.02m x 2.74m)

A well-proportioned dining space with uPVC French doors leading directly to the rear garden and a serving hatch to the kitchen.

FIRST FLOOR:

Landing

With uPVC side window, loft access, and a built-in storage cupboard.

Master Bedroom

10'7 x 11'0 plus recess (3.23m x 3.35m plus recess)

A generous double bedroom, positioned to the rear of the property, with uPVC window overlooking the garden.

Bedroom 2

9'7 x 9'11 (2.92m x 3.02m)

Another double room, positioned to the front, with uPVC window and plenty of natural light.

Bedroom 3

9'8 x 6'9 including bulkhead (2.95m x 2.06m including bulkhead)

A single bedroom ideal for a nursery or study, featuring built-in storage over the bulkhead and a uPVC window to the front.



Shower Room

Fitted with a modern three-piece suite comprising a low flush WC, vanity-mounted wash basin, and corner shower cubicle with electric shower. Fully tiled walls, two uPVC windows, and recessed ceiling lighting complete the space.

OUTSIDE:

To the front, the garden is fully paved and includes two hardstanding areas providing off-road parking. A path leads to the rear, where a generous low-maintenance paved garden provides ample outdoor space, complemented by an outbuilding ideal for storage.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Halifax via the A629 Ovenden Road and follow the road all the way to Ovenden. Just prior to the traffic lights in Ovenden take a right hand turning onto Shay Lane by the Ron Lee garage. Proceed all the way along Shay Lane to it's conclusion. At the junction with Heathy Lane continue straight across into the continuation of Shay Lane following the road around as it becomes Holdsworth Road. Follow the road around and passing North Halifax Grammar School on the left hand side. Turn right onto School Lane, and then immediately left onto Occupation Lane, where the property can be found on the left hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

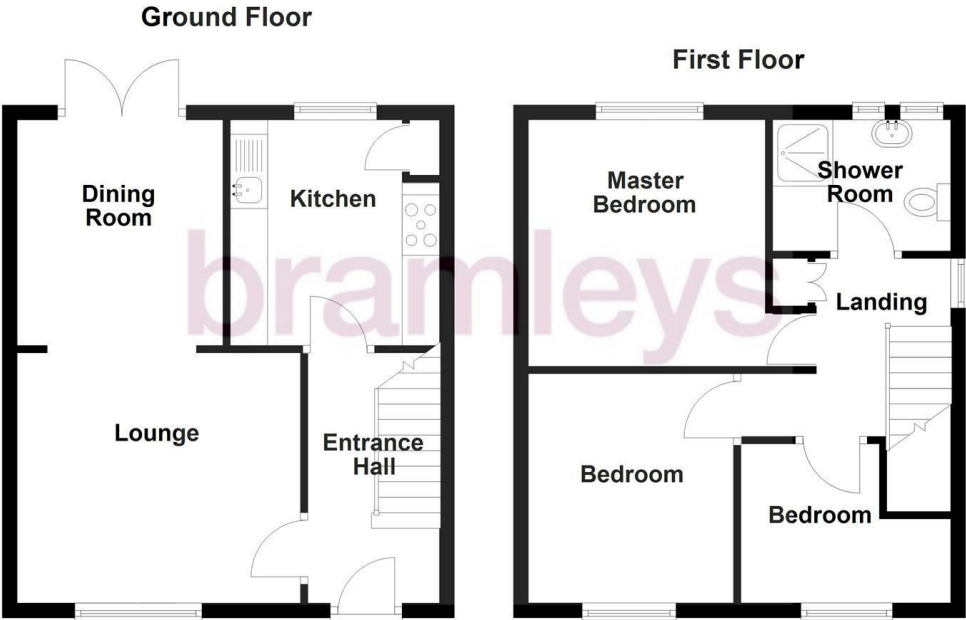
Band A

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:
1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.
PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(112 plus) A		
(81-111) 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	