



1 Brant Avenue, Illingworth, Halifax, HX2 8DL

Offers Over £300,000

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A substantial and versatile detached home offering flexible 3/4 bedroom accommodation, perfectly suited to family living or those seeking ground floor living. This characterful property retains many period features including stained glass features, decorative coving, picture rails and feature fireplaces. The home enjoys a spacious breakfast kitchen with centre island, a conservatory overlooking the garden, and multiple reception rooms, all arranged over a well-planned layout. Externally, the property benefits from a generous wraparound plot, driveway and carport for multiple vehicles, and a detached double garage, making it a practical and stylish home in a sought-after location.





GROUND FLOOR:

Entrance Vestibule

Accessed via a stained glass timber entrance door with decorative glazed surround, featuring decorative wall tiling and mosaic tiled flooring, with a door leading through to the hallway.

Hallway

A welcoming hallway with decorative wall panelling, ceiling coving, picture and dado rails, central heating radiator and staircase rising to the first floor with period style timber balustrade.

Lounge

13'9" x 13'9" (4.21m x 4.20m)

A light and spacious reception room featuring a decorative ceiling with ceiling rose and

coving. Having two uPVC windows to the front and side elevations, including a bay window, allowing plenty of natural light. Two central heating radiators and a stone fireplace with inset living flame gas fire.

Sitting Room / Bedroom

14'9" x 12'6" (4.52m x 3.82m)

A further spacious reception room positioned to the front, having a large uPVC bay window, decorative ceiling rose, coving and picture rail. Featuring a stone fireplace with inset living flame gas fire and two central heating radiators.

Breakfast Kitchen

11'10" x 15'1" max (3.61m x 4.60m max)

A generous kitchen fitted with a range of matching wall and base units with complementary working surfaces and inset sink with side drainer and mixer tap. Featuring a centre island with induction hob, built-in electric oven, integrated fridge freezer and





dishwasher. Having uPVC windows to the side and rear elevations and a breakfast area with external timber door. A further door leads to the cellar.

Cellar

A useful additional space with uPVC window and central heating radiator, providing space and plumbing for an automatic washing machine and incorporating a stone sink unit.

Dining Room

10'9" x 13'10" (3.30m x 4.23m)

Located off the conservatory, having a central heating radiator, ceiling coving and picture rail, with uPVC French doors leading into the conservatory.

Conservatory

10'3" x 14'2" (3.13m x 4.33m)

A spacious addition with uPVC double glazing, two central heating radiators and French doors opening out to the garden.

Bedroom / Study

8'8" x 9'11" (2.66m x 3.04m)

A versatile ground floor room, ideal as a bedroom or home office, having wood effect flooring, picture rail, central heating radiator and uPVC window.

Ground Floor Bathroom

Fully tiled to the walls and floor and furnished with a four piece white suite comprising low flush WC, wash hand basin set within vanity storage, corner shower enclosure with thermostatic shower and a jacuzzi style panelled bath. Having a ladder style heated towel rail and uPVC window.

FIRST FLOOR:

Bedroom

13'11" x 13'8" (4.25m x 4.17m)

Having a uPVC dormer window, central heating radiator, built-in wardrobes and exposed ceiling beams.

Bedroom

7'4" x 13'9" (2.25m x 4.21m)

A further bedroom having a central heating radiator, under eaves storage and uPVC dormer window, also featuring exposed ceiling beams.

Bathroom

Furnished with a three piece suite comprising low flush WC, pedestal wash hand basin and panelled bath with shower attachment. Having tiling to the walls, ladder style heated towel rail, inset ceiling spotlights and extractor fan.

Study / Store Area

6'3" x 9'10" max (1.91m x 3.02m max)

A useful additional space accessed from the landing.

OUTSIDE:

The property occupies a generous plot with access to all sides, featuring a wrap around garden with paved and slate areas providing low maintenance outdoor space. A block paved driveway and carport provide off-road parking for up to three vehicles.

Located opposite the property is a further section of garden together with a spacious detached double garage measuring approximately 6.88m x 7.75m (22'7" x 25'5"),





COUNCIL TAX BAND:

Band E

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.

having an electric up and over door, power, light and side access door.

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:

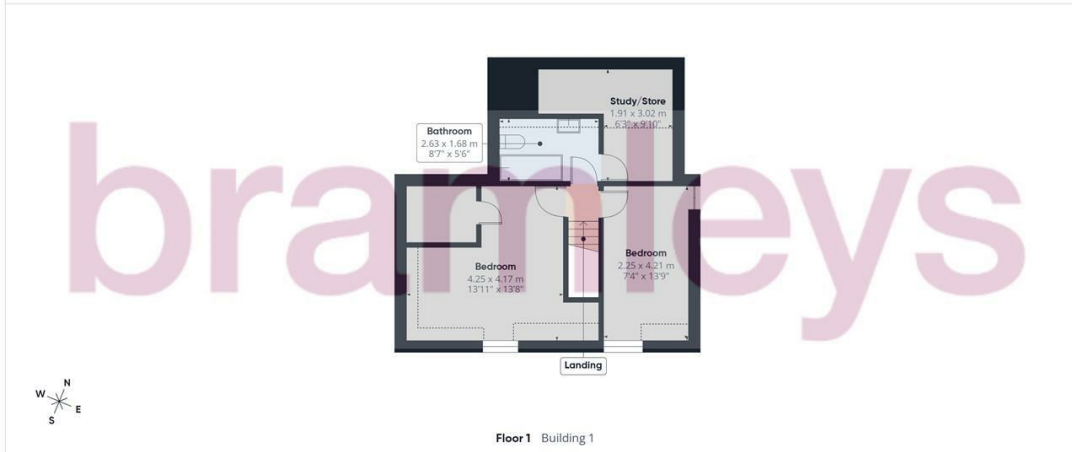
Leave Halifax via the Ovenden Road (A629) and continue along passing through the traffic lights at Ovenden. After passing Moorside Junior and Infant School on the right hand side take a left into Brant Avenue where the property can be found on the right hand side identified by a Bramleys for sale board.

TENURE:

Freehold







Approximate total area[®]
 151.4 m²
 1629 ft²

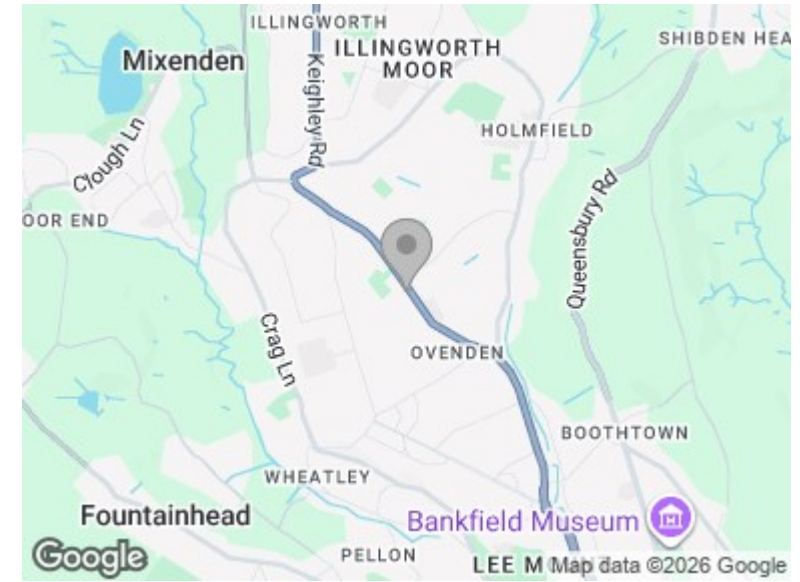
Reduced headroom
 9.8 m²
 106 ft²

(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

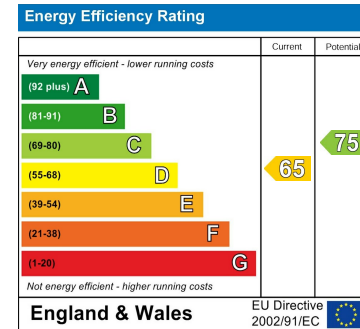
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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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



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