



189 Cousin Lane, Illingworth, Halifax, HX2 8EB  
£150,000

**bramleys**



Situated within this established residential area of Illingworth is this spacious three bedroom end town house offering well proportioned accommodation throughout. The property benefits from uPVC double glazing, central heating, along with gardens to three sides and useful brick built stores. Offering excellent potential for a variety of purchasers, an internal inspection is recommended.



## GROUND FLOOR:

### Entrance Hall

Accessed via a uPVC external door, with staircase rising to the first floor.

### Lounge

13'7 x 12'3 (4.14m x 3.73m)

A well proportioned reception room having a uPVC double glazed window and central heating radiator.

### Dining Room

11'3 x 11'10 (3.43m x 3.61m)

A spacious second reception room with uPVC double glazed window and central heating radiator.

### Kitchen

11'1 x 8'5 (3.38m x 2.57m)

Fitted with a range of wall and base units incorporating a stainless steel sink unit with side drainer. Having plumbing for an automatic washing machine, central heating radiator and uPVC double glazed window. The kitchen also houses the Vaillant central heating boiler and has a side access door leading externally.

## FIRST FLOOR:

### Landing

### Master Bedroom

12'3 x 10'2 (3.73m x 3.10m)

With uPVC double glazed window, central heating radiator, and fitted wardrobes.

### Bedroom 2

13'5 x 11'0 (4.09m x 3.35m)

A good sized double bedroom having uPVC double glazed window, central heating radiator, and a built-in storage cupboard.

### Bedroom 3

9'5 x 8'3 (2.87m x 2.51m)

Having bulkhead storage cupboard, uPVC double glazed window and central heating radiator.



## Shower Room

Fully tiled to the walls and furnished with a three piece suite comprising low flush WC, pedestal wash hand basin and double width shower cubicle. There is a chrome ladder style radiator and uPVC double glazed window.

## OUTSIDE:

The property enjoys gardens to the front, side and rear, providing good outdoor space. To the side there are useful brick built garden stores offering additional external 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 passing through Ovenden and continuing along as the road becomes Keighley Road. Proceed along Keighley Road and immediately before Morrisons Supermarket turn left onto Cousin Lane and after a short distance the property can be found on the right 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			
(12 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Huddersfield | Halifax | Elland | Mirfield

