

MARSH & MARSH PROPERTIES

168 Heathmoor Park Road, Illingworth, Halifax, HX2 9LP

£250,000



****ATTENTION ALL FIRST TIME BUYERS OR YOUNG/GROWING FAMILIES**** This well-presented FOUR-BEDROOM mid-townhouse, located in Illingworth, offers both a modern and stylish living space as well as stunning hillside views. All offered with the added benefit of NO CHAIN. The ground floor features a spacious entrance hall, a utility room with access to the rear garden, a double bedroom, and a convenient W/C. On the first floor, a landing leads to a stylish white kitchen with built-in appliances and a spacious lounge, complete with a balcony and viewing area, perfect for relaxation. The second floor is home to the master bedroom with an ensuite bathroom, a double bedroom, a single bedroom, and the house bathroom. Externally, to the front, there is an internal garage with power and lighting, and a driveway with space for up to two vehicles. The rear garden is beautifully designed with a stone patio, composite decking, and AstroTurf areas, providing a low-maintenance outdoor retreat. An internal inspection is highly recommended to fully appreciate this charming family home.

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ENTRANCE HALL

Upon entering the property, you are met by an inviting and spacious entrance hall, featuring wood-effect laminate flooring, a radiator, an open staircase equipped with LED stair lights.



GUEST BEDROOM/BEDROOM THREE 2.7 x 3.5m (8'10 x 11'3)

A double bedroom with a radiator and UPVC window.

UTILITY



A practical utility room featuring storage cabinets, splashback tiles, a built-in washing machine, and a dryer. It also houses the combination boiler for added convenience. The wood-effect laminate flooring seamlessly continues from the entrance hall, complemented by a radiator and direct access to the rear garden, making this space functional and stylish.

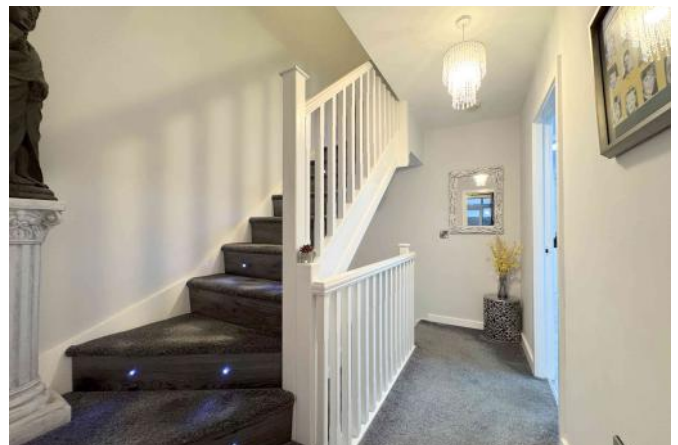
W/C

The W/C featuring a modern two-piece suite, comprising a low-flush toilet and a vanity sink unit. The space enhanced by tiled walls, ceiling spotlights, and a radiator, along with an extractor fan for added practicality. The wood-effect

flooring flows seamlessly from the entrance hall and utility room, tying the spaces together.



LANDING



Stairs ascend from the entrance hall to the landing which provides access to the kitchen, lounge, and second floor.

DINING KITCHEN 4.8 x 4.2m (15'7 x 13'9)



The kitchen is modern and stylish, featuring an extensive range of wall and base units and a sleek sink with a brushed chrome mixer tap. It is equipped with built-in appliances, including a Russell Hobbs oven and hob, as well as an extractor fan, and dishwasher. The space also accommodates an American-style fridge freezer. Additional features

include a radiator, UPVC windows that allow natural light to flood in, and Alexa-controlled LED under-cabinet lighting for a high-tech touch.



LIVING ROOM 4.8 x 5.8m (15'7 x 18'11)



The lounge is spacious and inviting, featuring a unique viewing point, and seating area with floor-to-ceiling UPVC windows that offer abundant natural light and picturesque views. A flueless gas fire adds a cozy ambiance, complemented by fitted cabinets for storage. The room also includes a radiator for comfort and UPVC French doors that open onto the balcony, seamlessly blending indoor and outdoor living.



LANDING

A landing that provides access to three bedrooms and the house bathroom.

BEDROOM ONE 3.8 x 3.3m (12'3 x 10'10)



A double room a large, fitted wardrobe with sliding mirrored doors, a radiator and a UPVC window.

EN-SUITE

A three-piece suite comprising of a shower cubicle with a handheld and rainfall power shower, low flush toilet, and vanity sink unit. The walls and floor are fully tiled, adding a stylish touch, while a chrome towel radiator and ceiling spotlights enhance the modern aesthetic. Additional features include an extractor fan for ventilation and a Velux window, which allows natural light to

brighten the space.



A single room with a radiator and a UPVC window.

BATHROOM



The bathroom featuring a luxurious three-piece suite, including a spa bath with a handheld shower, a low-flush toilet, and a pedestal sink. The partially tiled walls and wood-effect laminate flooring create a modern and cohesive design. To complete this room there is a radiator, ceiling spotlights, and an extractor fan, combining style with practicality.

EXTERNAL

BEDROOM TWO 2.7 x 3.8m (8'10 x 12'3)



A double room with a ceiling fan, radiator and UPVC window.

BEDROOM FOUR



At the front of the property, there is an internal garage, along with a driveway offering space for up to two vehicles. To the rear, you will find a well

-presented and low-maintenance garden featuring a stone patio, composite decking, and AstroTurf area, providing a perfect space for outdoor relaxation and entertainment.



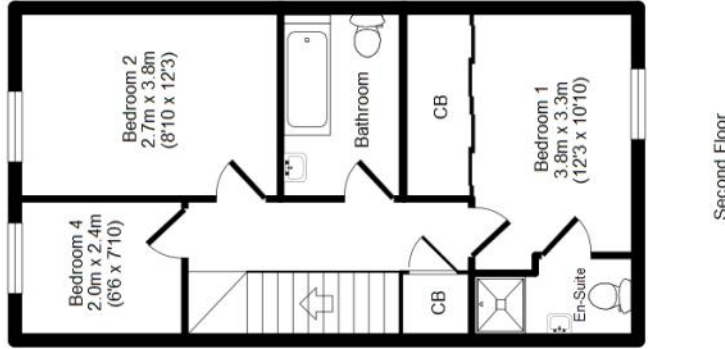
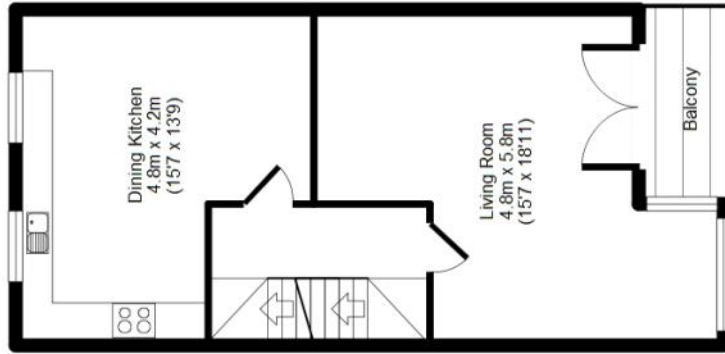
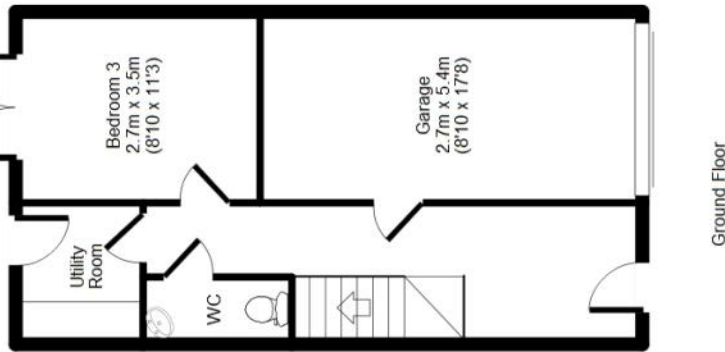
INTEGRAL GARAGE

A single car garage with power, light, and an up and over garage door.



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APPROX GROSS INTERNAL FLOOR AREA: 127 sq. m / 1368 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.
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