

# MARSH & MARSH PROPERTIES

148 Illingworth Road, Halifax, HX2 9RX

£235,000



If you are looking for that special property that will impress and delight, this will be the home for you. This two bedroomed, stone built, cottage is the end of four beautifully presented cottages, situated in a quiet locale. The property benefits from a low-maintenance pebbled front garden, offering the ideal place to sit back and relax. The front garden has a pathway that leads to a door that opens into the private single garage, longer than standard offering ample parking and storage space. The property has a gated pathway to the side for access to the roadside. The house has a stunningly presented front stone archway that leads to the front door that certainly offers a fantastic kerb appeal.

Internally the property will continue to impress, being presented in immaculate condition, with a cottage style décor and charm throughout. If you are looking for a house that you could move into immediately, this will be the home for you. It's warm and welcoming style will immediately make you feel at home as soon as you cross the threshold. With its spacious living room, well-presented dining kitchen, two double bedrooms, house shower room and cellar storage.

*Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES*

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The property benefits from being within the catchment area, and walking distance, of good primary and outstanding secondary schools. Halifax town centre is only a short commute (10 minutes' drive) providing access to its excellent shops, services and train station with regular rail services to the surrounding area in addition to the Grand Central train service. The M62 motorway is 20 minutes' drive away providing access to the major cities of Leeds, Bradford and Manchester.

Owing to the beautiful nature of this property, its charming internal presentation and its well laid out internals, an appointment to view is essential in order to fully appreciate all on offer.

From the front of the property a composite door opens into its

### HALLWAY

A charming reception into the cottage with a carpeted floor, single radiator and central light fitting.

From the hallway cottage style feature wooden doors open into the

### LIVING ROOM



The moment you step inside the living room you get the warm and welcoming feeling of home, with its exposed wood beamed ceiling and large uPVC double glazed window to the front elevation bathing the room in natural light, this is the ideal place to sit back and relax. An electric fireplace, sat on a stone hearth and mantelpiece creates the ideal central feature for the whole room. With its wall mounted light fittings, double radiator and television access point.



### DINING KITCHEN



An absolutely beautifully presented dining kitchen, again offered with the cottage style beamed

ceiling. The dining kitchen benefits from being dual aspect with uPVC double glazed windows to the front and side elevations providing plenty of natural light for the whole room. The room has an "L" shaped set of laminated work surfaces, all with under counter cupboards offering plenty of storage space, with plenty of space for a dining table to the far end. An exposed brick chimney breast offers a charming feature that houses a traditional style modern radiator. With a range style cooker unit, stainless steel extractor hood, wood laminate flooring, plumbing for a washing machine, space for a dryer, ceiling spotlights, space for a fridge/freezer and a 1 ½ stainless steel sink with a stainless steel mixer tap.



From the hallway a carpeted staircase leads up to the

### LANDING

With a carpeted floor, wall mounted light fittings and a uPVC double glazed window to the rear elevation.

From the landing cottage style wooden doors open into

### BEDROOM 1



A large master bedroom that not only offers plenty of space for a king sized bed but also ample additional bedroom furniture. This room also benefits from a traditional style beamed ceiling. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation and a single radiator.

### BEDROOM 2

Another good sized bedroom with space for a double bed along with additional furniture. A fitted cupboard to one end of the room offers further storage space. With a carpeted floor, central light fitting, uPVC double glazed window to the front elevation and single radiator.



functional room. With a corner shower cubicle, pedestal washbasin, close coupled toilet, frosted uPVC double glazed window to the front elevation, central light fitting, stainless steel towel radiator, vinyl flooring and splashback tiling.

From the cellar a wooden door opens onto stone stairs that leads down to the

### CELLAR

An ideal storage cellar that has a solid floor and central light fitting.



### GARDENS



### SHOWER ROOM



A well laid out house shower room that makes excellent use of the space to create a highly

To the front of the property are the pebbled gardens, ideal to sit out and relax with its corner

flagged seating area and raised flowerbeds. The garden is the perfect place to enjoy a glass of wine or a barbeque.



From the gardens a flagged pathway leads down to a door that opens into the

### **GARAGE**

Offering a secure parking space for the property, the garage has a door leading to the roadside and has lighting and power.

### **GENERAL**



The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing and gas central heating.

### **TO VIEW**

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

### **LOCATION**

What3words: ///shadow.limitless.each

Google Plus Code: Q456+QV3 Halifax

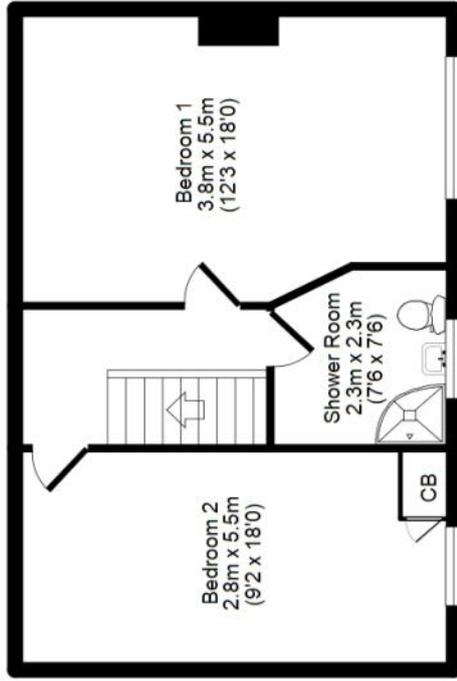
For sat nav users the postcode is: HX2 9RX

### **MORTGAGE ADVICE**

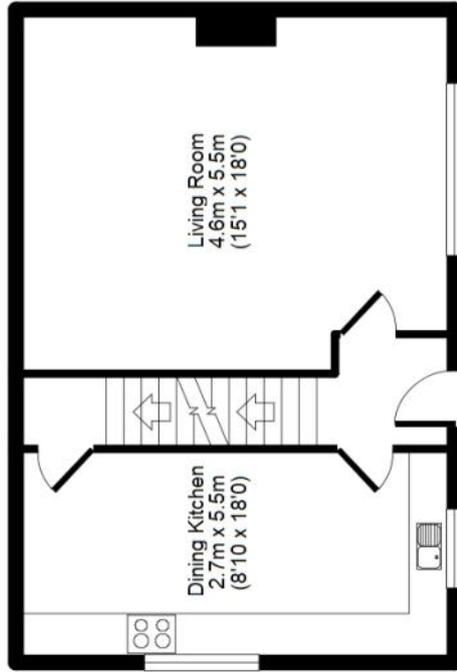
We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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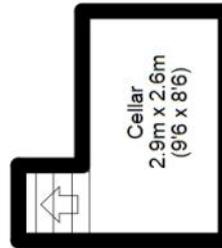
# 148 Illingworth Road, Halifax, HX2 9RX



First Floor



Ground Floor



APPROX GROSS INTERNAL FLOOR AREA: 97 sq. m / 1046 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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