

bramleys

For Sale

**192 HEATHMOOR PARK ROAD
ILLINGWORTH
HALIFAX
HX2 9LP**

RESIDENTIAL SALES

Offers Over

£190,000



- **3 BEDROOMED DETACHED PROPERTY**
- **POPULAR RESIDENTIAL LOCATION**
- **FAR REACHING VIEWS**
- **UPVC DOUBLE GLAZING**
- **GAS FIRED CENTRAL HEATING**
- **GARDENS TO REAR**



This modern 3 bedroomed detached property is ideally positioned to enjoy far reaching views across Mixenden Reservoir and beyond. The property has uPVC double glazing, gas fired central heating and alarm system. Having a spacious family dining kitchen to the rear of the property with modern fixtures and fittings, and from the lounge to the front the bay window frames the spectacular views. Also having a ground floor cloakroom/WC and utility room, 3 bedrooms to the first floor, the master having an en suite shower room plus a further family bathroom. Externally the property has a pleasant garden area to the rear and off road parking provided via driveway leading to a single garage to the rear. An early internal inspection is highly recommended.

The accommodation briefly comprises:-

GROUND FLOOR:

Enter the property via an external door into;

Entrance Hallway

This spacious entrance hallway has a staircase rising to the first floor, storage cupboard and central heating radiator.

Cloakroom/WC

Furnished with a 2 piece suite in white comprising low flush WC and wash hand basin. Also having a central heating radiator and uPVC double glazed window.

Lounge

3.71m x 3.45m (12'2" x 11'4")

Having an electric fire, a central heating radiator and a uPVC double glazed bay window to the front elevation which takes advantage of the far reaching views.



Dining Kitchen

5.74m x 3.05m (18'10" x 10'0")

Having a central heating radiator and uPVC double glazed French doors which give access to the rear garden. The kitchen is fitted with a range of contemporary matching wall and base units with complimentary working surfaces incorporating a breakfast bar and inset stainless steel sink with side drainer and mixer tap, integrated 4 ring gas hob with oven beneath and extractor hood over. Also having tiled splash backs, further uPVC double glazed window and central heating radiator.



Utility Room

1.98m x 1.27m (6'6" x 4'2")

Having space and plumbing for an automatic washing machine, space for tumble dryer, working surface with tiled splash backs and exterior door giving access to the side of the property. Also having the wall mounted central heating boiler and under stair storage cupboard.

FIRST FLOOR:

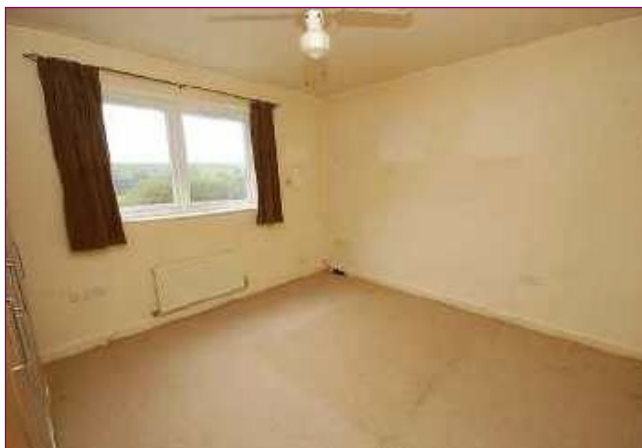
Landing

Having a bulk head storage cupboard and loft access point.

Master Bedroom

3.96m x 3.48m (13'0" x 11'5")

Having a uPVC double glazed window with spectacular views to the front, a central heating radiator and door leading to the en suite shower room.



En Suite Shower Room

Being part tiled to the walls and furnished with a 3 piece suite in white comprising, low flush WC, wash hand basin and shower unit with thermostatic shower. Also having a central heating radiator and uPVC double glazed window.



Bedroom 2

3.35m x 3.05m (11'0" x 10'0")

Positioned to the rear of the property and having a central heating radiator and a uPVC double glazed window.



Bedroom 3

3.05m x 2.29m (10'0" x 7'6")

Having a central heating radiator and uPVC double glazed window to the rear.



Family Bathroom

Being partly tiled to the walls and having a 3 piece white suite comprising low flush WC, wash hand basin and a panelled jacuzzi bath. Also having inset ceiling spotlights, central heating radiator and uPVC double glazed window.



OUTSIDE:

To the front of the property is a pebbled garden area. To the rear of the property is a further area of enclosed garden, comprising of lawned and paved areas. The property also has off road parking by way of a driveway leading to a single garage.



COUNCIL TAX BAND:

C

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.

VIEWING:

Contact the agents.

MORTGAGES:

Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01422 374811. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

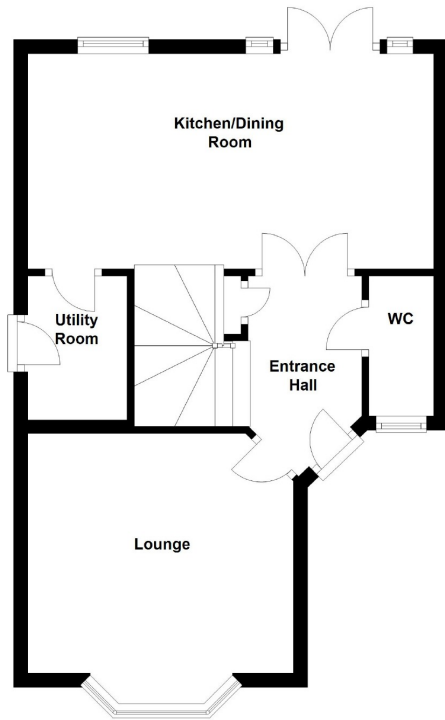
ON-LINE CONVEYANCING SERVICES:

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.

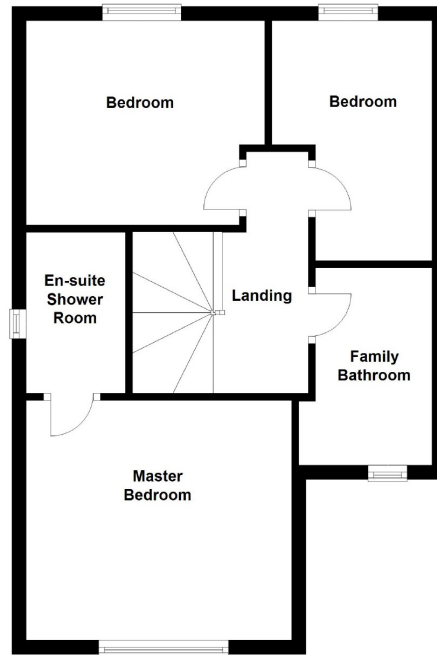
DIRECTIONS:

Leave Halifax via the A629 Ovenden Road, proceeding through Ovenden and along Keighley Road, towards Illingworth, passing the Morrison's supermarket. Proceed up Wrigley Hill, and as the road levels out, turn left onto Heathmoor Park Road. Continue round Heathmoor Park Road, where the subject property can be found on the right hand side and can be identified by the Bramley's For Sale board.

Ground Floor



First Floor



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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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