



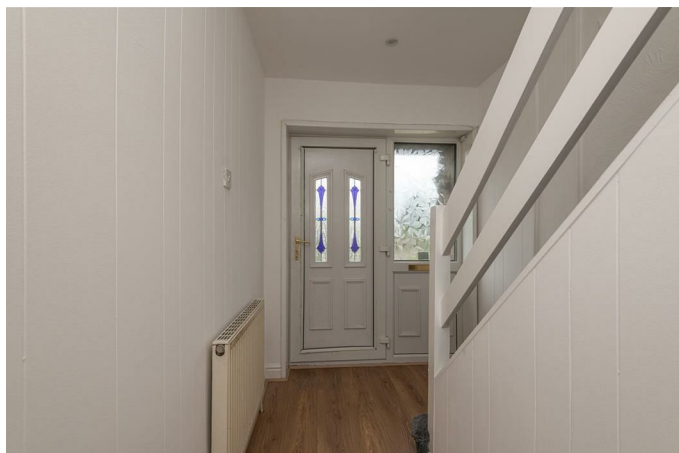
17 Illingworth Close, Halifax, HX2 9JQ

**Reduced To £199,995**

**\*\* REDUCED FOR QUICK SALE\*\*** Offered FOR SALE with NO CHAIN is this THREE bedroom semi-detached property situated on a cul-de-sac in this sought after area of Calderdale. Accommodation comprises; Entrance hallway, lounge/diner and kitchen. To first floor; landing, three bedrooms and bathroom. Garden front and rear, plenty of off road parking and garage. The property benefits from majority Upvc double glazing, gas central heating and solar panels. Close to amenities, transport links and access to the M62 motorway network. Ideal family home. Viewing essential.

## Ground Floor

### Hallway



Laminate floor, radiator, part wood paneled walls. Upvc obscure double glazed door and window to front. Spotlights, programmer/room stat and staircase access to first floor. Doors to kitchen and lounge/diner;

**Lounge/Diner 11'1" max x 21'1" max (3.4 max x 6.45 max)**



Two radiators, Upvc double glazed patio door to rear, wall lights and coving to ceiling. T.v. point, t.v. aerial lead and telephone point. Electric fire with decorative fireplace and Upvc double glazed bay window to front.

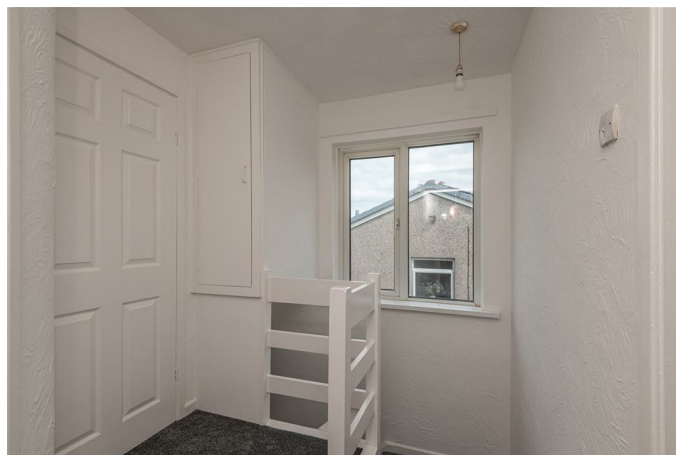
**Kitchen 8'6" x 10'4" (2.6 x 3.15)**



Upvc obscure double glazed door and single glazed window to side. Fusebox and gas meter. Upvc double glazed bay window to rear and spotlights. Having a range of wall and base units with laminate worktop. Circular stainless steel sink and drainer, plumbing for washing machine. Gas hob with extractor hood above.

### First Floor

## Landing



Upvc double glazed window to side, loft hatch and storage cupboard. Doors to bathroom and bedrooms;

**Bedroom One 10'9" max x 11'1" max (3.3 max x 3.4 max)**



Double bedroom with radiator, t.v. aerial lead and Upvc double glazed window to front

**Bedroom Two 8'8" x 10'5" (2.65 x 3.2)**



Double bedroom with radiator and Upvc double glazed window to rear



### Bedroom Three 7'6" x 8'4" (2.3 x 2.55)



Single bedroom with radiator, t.v. aerial leads and Upvc double glazed window to rear

### Bathroom 5'8" x 7'0" (1.75 x 2.15)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with 'Triton' electric shower. Shower walls, radiator, storage cupboard and Upvc obscure double glazed window to front.

### External



To the front is a slate garden, off road parking and external light. To the side is a driveway, security light, outside store housing the 'Heatline' condensing combi boiler. Electric meter. To the rear is a patio and lawn garden. Security light. Garage with up and over door.

### Garage

Detached garage with up and over door

### Parking

Driveway to side and front provides plenty of off road parking

### Tenure

We have been advised by the vendor that the property is freehold.

### Energy Rating

C

### Council Tax Band

B

### Viewings

Strictly by appointment. Contact Dawson Estates.

### Property to Sell?

Call for a FREE, no obligation valuation.

### Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

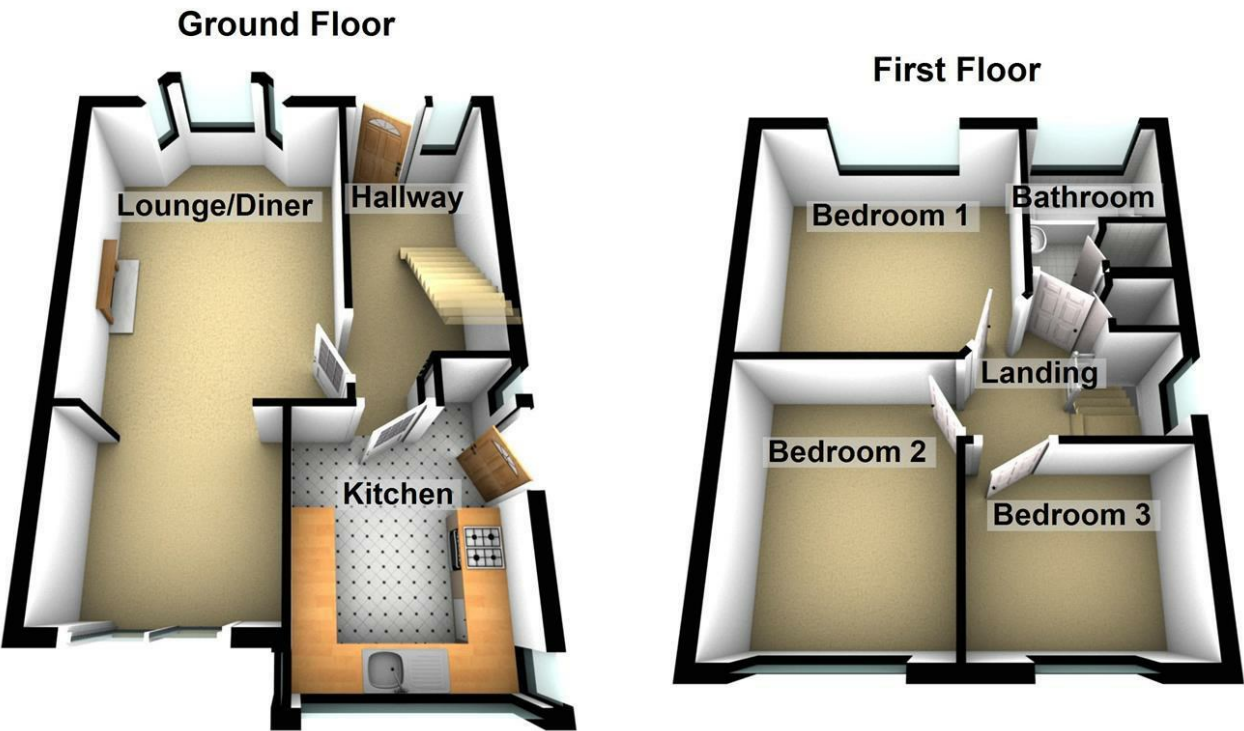
### Boundaries & Ownerships

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.

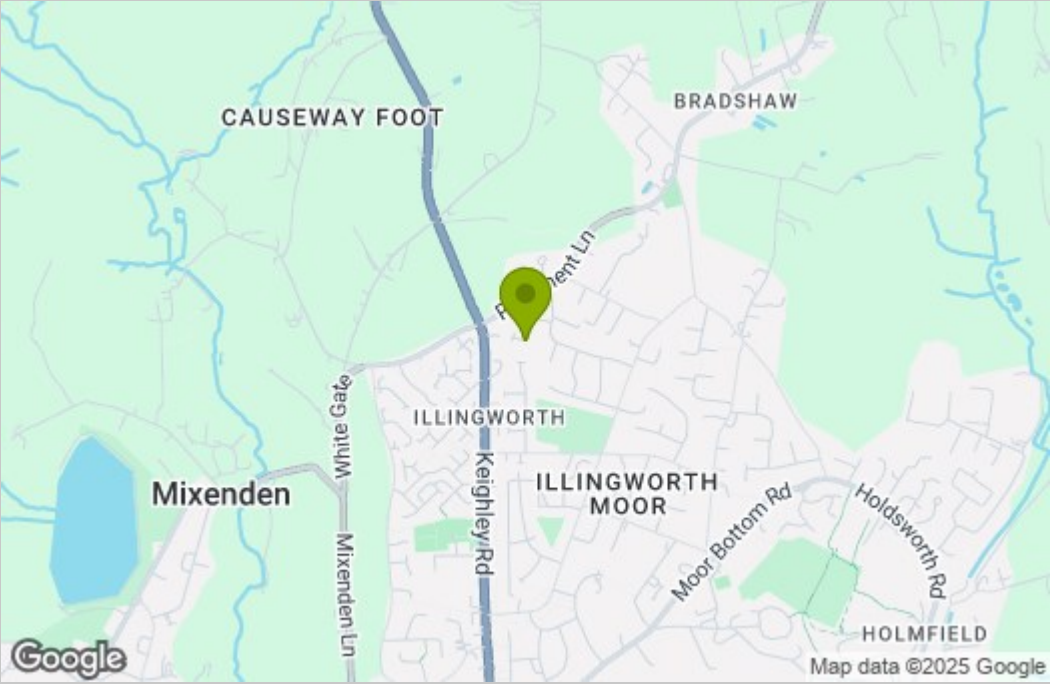
### Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

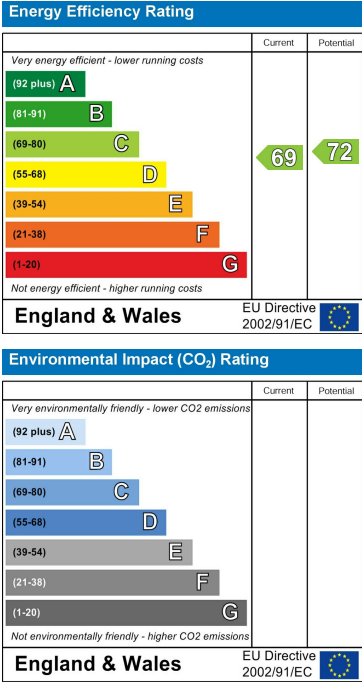
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.