



321 Keighley Road, Illingworth, Halifax, HX2 9NJ

Offers Over £195,000

- : Popular & Convenient Location
- : Attractive Accommodation
- : Modern Bathroom & Kitchen
- : Close To Outstanding Schools
- : Realistically Priced
- : Modern End Terraced Family Home
- : Gardens & Off Road Parking
- : Spacious Lounge & Conservatory/Dining Room
- : Open Views To The Front
- : Viewing Essential



## 321 Keighley Road, Halifax HX2 9NJ

Situated in this popular and convenient residential location on the outskirts of Ogden and Ilkworth lies, this three-bedroom end terraced residence providing attractive family accommodation.

Just step inside this delightful property and you cannot fail to be impressed by the attractive modern accommodation on offer, which features a wealth of quality fixtures and fittings and is extremely well presented throughout. The property briefly comprises an entrance hall, downstairs cloakroom, lounge with dining area, conservatory, modern fitted kitchen, three bedrooms, a modern bathroom, and gardens to both the front and rear with designated parking and open views to the front.

The location offers excellent access to the amenities of Ilkworth, Bradshaw and Ogden, including outstanding schools, as well as convenient transport links into Halifax Town Centre. The property is offered for sale at a realistic asking price, and early viewing is strongly recommended.



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Council Tax Band: B



### ENTRANCE HALL

The front entrance door opens into a hallway with one double radiator. There is a useful storage cupboard with fitted shelves, ideal for coats and household items.

From the entrance hall door opens to the

### DOWNSTAIRS CLOAKROOM

This practical ground floor cloakroom features a modern white two-piece suite incorporating a hand wash basin and low-flush W.C. There is a UPVC double glazed window to the front elevation and a single radiator.

From the entrance hall a door opens to the

### KITCHEN

9'5" x 8'0"

The kitchen is fitted with a range of modern wall and base units, complete with matching work surfaces and a stainless steel single drainer sink unit with mixer tap. It includes a Hotpoint gas cooker with a stainless steel glazed canopy above, and plumbing for an automatic washing machine. Matching splashbacks and a complementing colour scheme enhance the space, and a UPVC double glazed window overlooks the rear garden.

From the entrance hall a door opens to the

### LOUNGE

15'5" x 14'10"

This attractive and spacious lounge benefits from UPVC double glazed windows to both the front and rear elevations. A feature electric stove sits on a matching hearth, and there are wall-mounted TV fittings, inset spotlight fittings, and two double radiators. The room features decorative panelling to one wall and a fitted carpet.

From the lounge a UPVC double glazed door opens into the

### CONSERVATORY / DINING ROOM

13'5" x 9'1"

Currently used as a dining room, the conservatory features UPVC double glazed windows to three elevations, creating a bright and airy space, a panelled roof keeping the room cool in summer and warm in winter. French doors open onto the rear block-paved garden, with a further door to the side of the conservatory. The space is completed by a wall-mounted TV fitting, electric heater, and a fitted carpet.

From the entrance hall stairs with fitted carpet lead to the

### LANDING

Which includes a UPVC double glazed window to the front elevation and a fitted carpet. There is also an airing cupboard

housing the water cylinder with shelving above, and an additional cupboard providing further useful storage.

From the landing a door opens to the

### BATHROOM

The modern bathroom is fitted with a white three-piece suite, including a pedestal wash basin, low-flush W.C., and a large walk-in shower cubicle with rainfall and handheld shower units. The shower area is wet-boarded with a complementing colour scheme and matching flooring. UPVC double glazed window to the front elevation and a single radiator.

From the landing a door opens to

### BEDROOM TWO

11'1" x 8'5"

A comfortable second double bedroom with a UPVC double glazed window to the rear elevation, a single radiator, and a fitted carpet.

From the landing a door opens to

### BEDROOM ONE

13'9" x 8'5"

This generous double bedroom features sliding mirrored doors that open to built-in wardrobe facilities. A UPVC double glazed window overlooks the rear garden. The room includes a single radiator and a fitted carpet.

From the landing a door opens to

### BEDROOM THREE

7'3" x 6'1"

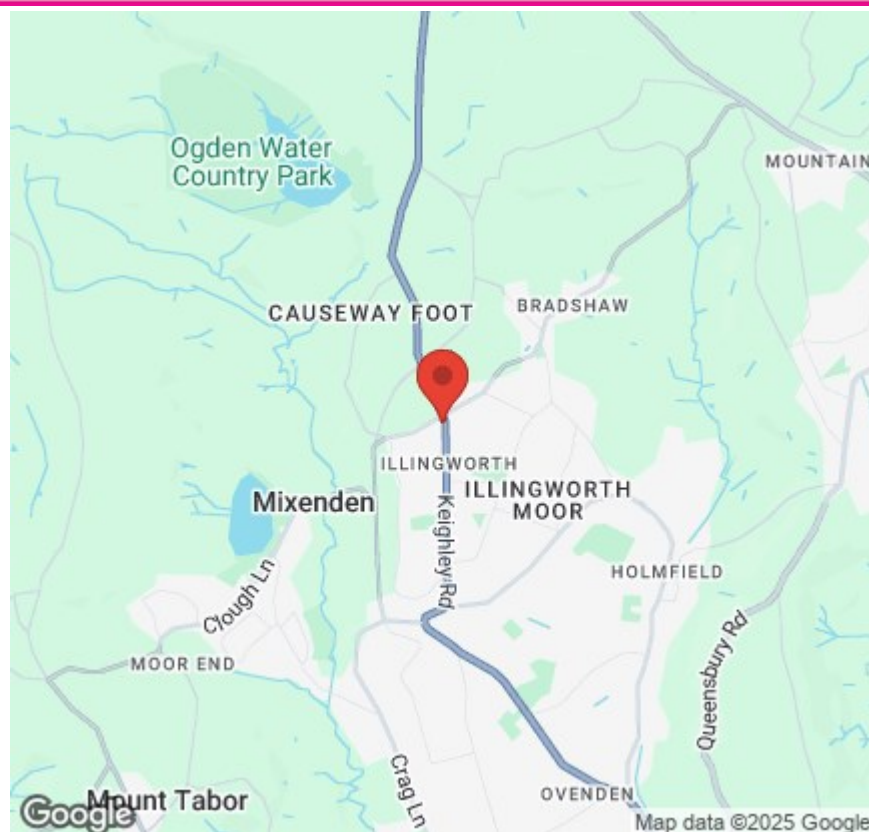
This single bedroom includes a UPVC double glazed window to the front elevation, a single radiator, and a fitted carpet.

### GENERAL

The property is constructed of brick and is surmounted with a tiled roof. It benefits from all main services including gas, water, and electricity, and has the added advantages of UPVC double glazing and gas central heating. The property is Freehold and is in Council Tax Band B.

### EXTERNAL

To the front of the property there is a large lawned garden with pathways leading to the front entrance door and around to the side of the house. To the rear, there is an enclosed block-paved patio garden, complete with a garden shed, external garden lighting, and an external water supply. There are also two designated parking spaces located to the rear of the property.



## Directions

SAT NAV HX2 9NJ

## Viewings

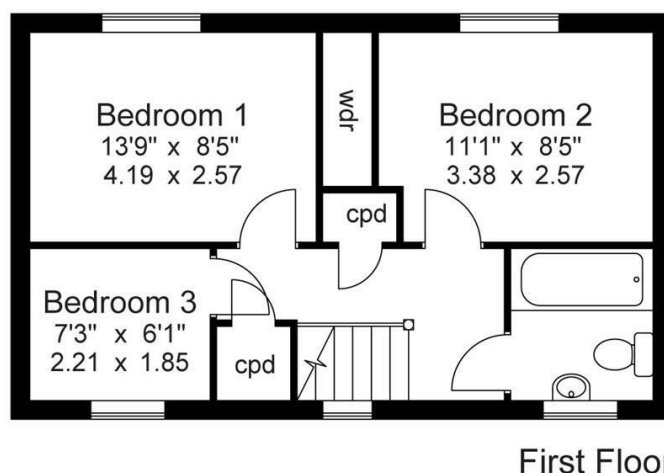
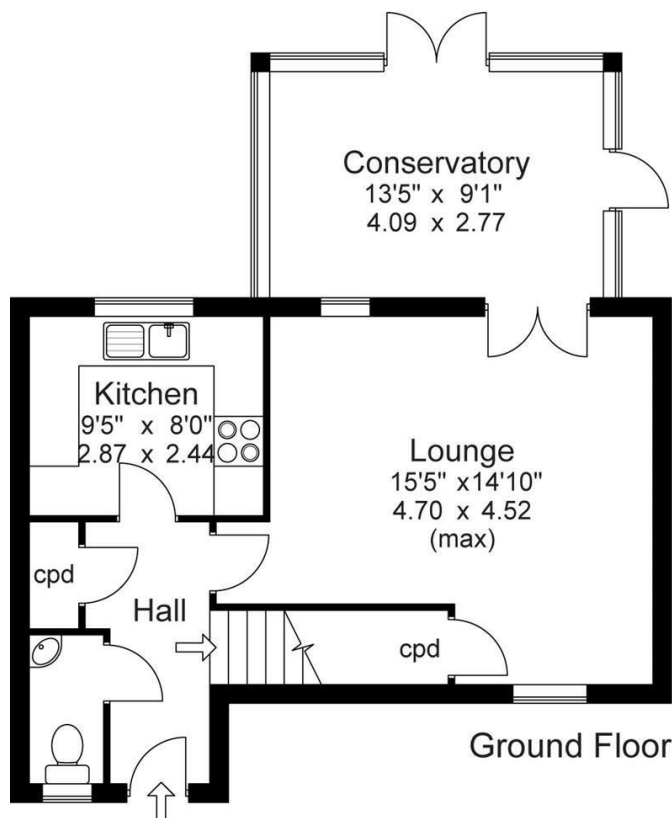
Viewings by arrangement only. Call 01422 349222 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	72	
(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	

Approx Gross Floor Area = 892 Sq. Feet  
= 82.9 Sq. Metres



For illustrative purposes only. Not to scale.