

Peter David Properties

Residential Sales and Lettings

Keystones £295,000



Keystones, School Close, Illingworth

Description

Peter David are pleased to bring this substantial new build four bedroom detached residence to the market. The property offers ample off road parking for several cars, a garden and patio area and a highly efficient energy rating of band B. Presented to a very high standard we strongly recommend an internal inspection to appreciate the size of accommodation on offer.

Located in the heart of Illingworth, the property is well served by local shops, churches and respected schools such as the Whitehill Academy and Bradshaw School for primary age children, for older children the Trinity Academy and North Halifax Grammar School are all within easy walking distance. Halifax is only a short 15 minute drive away and there is a regular bus service to the town.

Outside the property is entered by a private gateway which opens into a large parking area which will accommodate several cars, there is a garden laid to lawn with established shrubs on the borders, to the rear of the property you will find a patio area.

Set over three floors, the internal accommodation briefly comprises of an entrance hallway, lounge, dining room, open plan dining kitchen, utility room, downstairs wc, four double bedrooms with two en suite bathrooms and the main house bathroom. As one would expect the property benefits from gas central heating, a security system and PVCu double glazing.

This property will make a fantastic family home offering a substantial amount of accommodation and is presented to the highest of standards. Please contact our sales team with any enquiry you may have and they will be happy to accommodate you.

Features

- Stone built detached residence
- Four bedrooms
- Two ensuite bathrooms
- Finished to a high standard
- Ample off road parking for several cars
- Garden and patio area
- Integrated white goods included
- High energy efficiency EPC band B
- NO UPWARD CHAIN
- To view call the sales team 01422 366948

Accommodation

Entrance hallway

With central heating radiator, staircase to the first floor and store cupboard. Alarm panel. Access to the ground floor principal rooms.



Dining room 2.84m (9' 4") x 3.65m (12' 0")

With central heating radiator and PVCu window overlooking the car parking area.



Lounge 5.01m (16' 5") x 3.74m (12' 3")

With bi fold doors opening onto the raised timber decking area. Central heating radiator.



Kitchen diner 5.27m (17' 3") x 6.64m (21' 9")



Bedroom 5.01m (16' 5") x 3.72m (12' 2")



Utility 2.69m (8' 10") x 1.73m (5' 8")



En suite shower room 1.83m (6' 0") x 1.83m (6' 0")



Downstairs wc



Bedroom 2.74m (9' 0") x 3.29m (10' 10")



**First floor
Landing**



Bedroom 2.75m (9' 0") x 3.76m (12' 4")



House bathroom 2.47m (8' 1") x 2.31m (7' 7")



Outside

Through the gated entrance you enter a large parking area for several cars to the front. Garden laid to lawn bordered by trees and shrubs, patio to the rear of the property. There is a raised decked patio to the side of the property overlooking the garden.



Second floor

Bedroom 6.66m (21' 10") x 3.00m (9' 10")

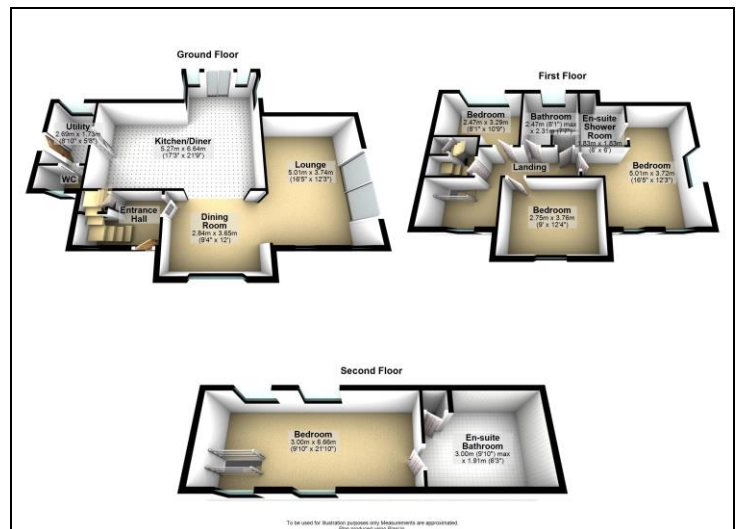


Directions

Please use the postcode HX2 9QS for sat nav directions



En suite bathroom 3.00m (9' 10") x 1.91m (6' 3")



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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