



**27 HEATHMOOR WAY  
ILLINGWORTH  
HALIFAX  
HX2 9LT**

Are you looking for a bungalow in a cul-de-sac position? Do you need to be close to a bus route? Would you like the space to extend? How about good sized gardens? A quieter location? A double garage? All this and more awaits you at Heathmoor Way, in addition to the great location and nice sized accommodation. The bungalow sits to the corner of a small cul-de-sac, the plot splaying out to create a larger than expected garden, beyond which are the local school grounds. There is a good sized patio area separating the bungalow from the twin connected garages, which creates a great space to extend into, perhaps with a conservatory, subject to any required consents. Gas central heating is installed and there are uPVC double glazed windows and entrance door throughout. All in all this is a great opportunity for the right couple, and one you really need to come and see for yourself. give us a call today and book your viewing.

**£160,000**

## COVERED ENTRANCE

Positioned to the side of the property and providing access to the entrance door.

## KITCHEN

4.46 x 2.72 (14'8" x 8'11")

Measurement includes the covered entrance. Please see the floor plan.

The kitchen is a good sized room, fitted with a range of base and wall units with matching drawers and complementing work surfaces to tiled surrounds, incorporating a stainless steel sink unit with mixer tap and a breakfast bar.



## LOUNGE

5.24 x 3.33 (17'2" x 10'11")

Fitted with a gas fire to a stone surround which extends to form a TV and display plinths. There is ample space for a dining table for those requiring a dining area in this part of the home.



## INNER HALL

Open from the kitchen, this inner hall leads to each of the other rooms.

## BEDROOM ONE

3.62 x 3.33 (11'11" x 10'11")

Mirror fronted fitted wardrobes fill one wall of this double bedroom.



## BEDROOM TWO

2.73 x 2.43 (8'11" x 8'0")

Another double bedroom which has previously been used as a dining room.



## BATHROOM

Fitted with a white three piece suite comprising low level WC, wash basin and panelled bath with mixer tap to shower fitment. Walls are partly tiled and there is a useful cabinet fitted to one wall.



## OUTSIDE

The bungalow sits to a corner garden plot, significantly opening out towards the rear and offering plenty of scope for extension or further development, subject to planning consent, if required, and building regulations approval. The front has a lawn with flowerbed borders and there is a driveway which leads to two connected garages. A paved patio area sits to the side, whilst to the rear and running behind the garages is a surprisingly sized lawned garden with flowerbeds, a potting shed and a greenhouse.



## ADDITIONAL INFORMATION

Tenure: Freehold.  
Calderdale Council.  
Council Tax Band: B.

## DIRECTIONS

Leave Halifax town centre via Keighley Road (A629) and proceed up the hill past the junction with Shay Lane and then past Morrisons supermarket on the left. Proceed round the right hand bend and as the road levels at the top of the hill turn left into Heathmoor Park Road. Drive up round the bend and to the top of the road before turning right into Heathmoor Way and then take the left turning. The property will then be found at the head of the cul-de-sac on the left hand side. Postcode: HX2 9LT.

### Misrepresentation act 1967. Boococks Estate Agents for themselves and for vendors of this property whose agents they are given notice that:

- (i) the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract.
- (ii) all descriptions, metric and imperial dimensions, reference to conditions and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) no person in the employment of Boococks Estate Agents has any authority to make or give any representation or warrant whatever in relation to this property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			88
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(32-100) A			87
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Ground Floor**



Floor plans are indicative and are not drawn to scale.  
Plan produced using PlanUp.