



## Heathmoor Mount , Illingworth, Halifax, HX2 9LU

2 bedroom semi detached bungalow available 08 February 2025 £950 pcm

A well presented one / two bedroom bungalow enjoying a large corner plot. Benefitting from Gas Central Heating and Double Glazing, the property comprises entrance hall, lounge, kitchen dining room / bedroom two, main bedroom, bathroom and conservatory. Driveway leading to single garage.



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BED 2 / DINING - 3.04m ( 10'0") x 2.59m ( 8'6")

BEDROOM 1 - 3.77m ( 12'5") x 4.07m ( 13'5")

CONSERVATORY - 3.27m ( 10'9") x 2.86m ( 9'5")

KITCHEN - 3.06m ( 10'1") x 3.56m ( 11'9")

LIVING ROOM - 3.78m ( 12'5") x 5.67m ( 18'8")

SHOWER ROOM - 1.68m ( 5'7") x 1.74m ( 5'9")

ENTRANCE HALL -

DIRECTIONS:

## Rental Procedure

Call the office to arrange a viewing of the property. If you wish to apply for the property, complete the application form and return to our offices. There is no fee to apply and no fee if your application is chosen to proceed.



This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
100	A		100	A	
91-95	B		91-95	B	
81-90	C		81-90	C	
71-80	D		71-80	D	
61-70	E		61-70	E	
51-60	F		51-60	F	
41-50	G		41-50	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Property Ref: inst-4562

Creation Date: 07/02/2025

## IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Patchett Homes Ltd, 2025. Patchett Homes Ltd Registered in England and Wales No. 08512191