

MARSH & MARSH PROPERTIES

17 Upper Abbots Royd, Barkisland, Halifax, HX4 0DE

£100,000



****ATTENTION TO ALL OVER 55'S OR RETIRED COUPLES**** A TWO BEDROOM park home situated on this highly sought after site which boasts stunning far-reaching views to relax and admire whatever the time of year. Surrounded by beautiful scenery and wildlife this home is perfect for those looking to relax while watching the sun set over the Pennines. The site is a tight knit community for over 55's only where no pets are allowed. In brief, there is an entrance hall, two bedrooms, a shower room, a lounge, a dining kitchen, and a conservatory. Externally there are two decked areas with artificial grass. A visit to this park home comes strongly advised to really appreciate what is on offer.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

ENTRANCE HALL

An entrance hall with a radiator, UPVC door and an airing cupboard which homes a recently serviced Worcester combination boiler.

BEDROOM ONE 2.3 x 2.8m (7'6 x 9'2)



A double bedroom with a fitted double wardrobe, radiator, and UPVC window.

BEDROOM TWO 2.5 x 1.9m (8'0 x 6'0)

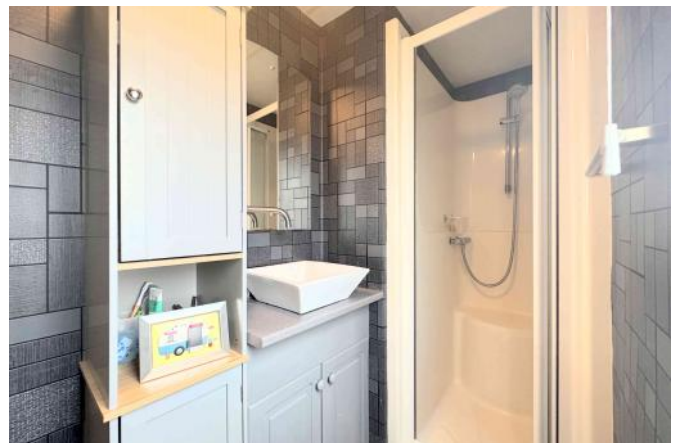


Formally a twin bedroom currently used as a dressing room with a radiator and UPVC window.

SHOWER ROOM

A shower room with a three-piece suite comprising of a shower cubicle with handheld

power shower above, a vanity sink unit, and a low flush toilet. Additionally, there is a fitted cabinet, an extractor fan, and a UPVC window.



KITCHEN



A fitted kitchen with wall and base units, a sink with mixer tap and splashback tiles. There is an integrated fridge freezer and a built-in cooker. To complete this room there is an extractor fan and two UPVC windows.

LIVING ROOM 5.4 x 3.6m (17'8 x 11'9)



A living room with an electric fire and a radiator as well as UPVC windows and access into the conservator.

CONSERVATORY 4.5 x 1.5m (14'9 x 4'11)



A peaceful conservatory with views of the moors with wood effect laminate flooring, space and plumbing for a washing machine, a radiator, UPVC windows and a UPVC door.

EXTERNAL



Externally there are two decking areas both with artificial turf, there is also a secure garden shed.

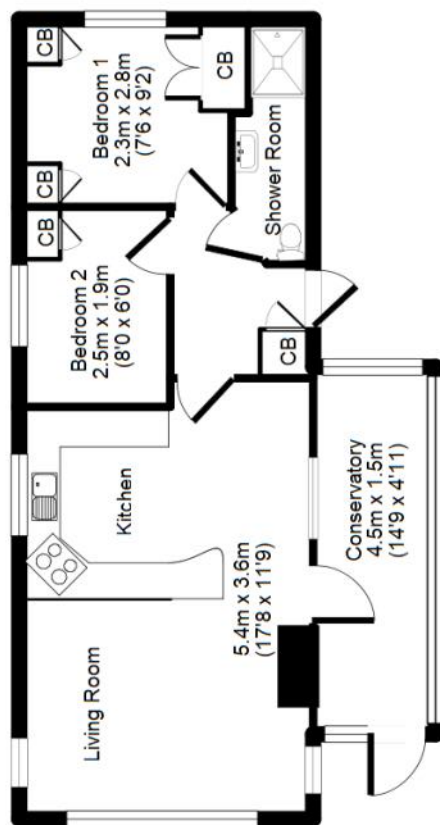
Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars,

they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.



17 Upper Abbots Royd, Barkisland, Halifax, HX4 0DE

42 sq. m / 452 sq. ft



For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

(c) Marsh & Marsh Properties

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk