



Abbey Walk, Halifax HX3 0AJ

welcome to

Abbey Walk, Halifax

A three bedroom family home situated in the highly sought after area of Skircoat Green. Benefitting from a spacious kitchen/diner, enclosed rear garden and the property is very well-presented throughout. We anticipate high demand so call us now to book your viewing!



Entrance

Enter the property through the upvc door into the entrance hall which leads to the lounge, spacious dining kitchen and stairs to the first floor. The entrance hall has wood flooring, a central heating radiator and ceiling light point.

Lounge

12' 11" max x 11' 8" (3.94m max x 3.56m)

The lounge has carpet flooring, a upvc double glazed window to the front elevation, central heating radiator and a ceiling light point.

Kitchen/Diner

19' 4" max x 15' max (5.89m max x 4.57m max)

The spacious kitchen/diner has been fitted with wall and base units with complimentary work surfaces and tiled splashbacks over. The kitchen incorporates space and plumbing for a dishwasher, space and plumbing for a washing machine, space for a dryer, stainless steel sink and drainer, integrated electric oven, induction hob with extractor hood over. The kitchen benefits from wood flooring, ceiling spot lights, two upvc double glazed windows to the rear elevation, central heating radiator and a upvc door to the side leading out to the garden. There is ample space for a dining table and chairs. Door to the cellar.

Cellar

Spacious cellar which is ideal for ample storage space.

First Floor Landing

With carpet flooring, two ceiling light points, central heating radiator, upvc double glazed window to the side elevation and a loft hatch with ladder access, the vendor has advised us that loft insulation has been fitted recently.

Bedroom One

12' 9" max x 12' 8" max (3.89m max x 3.86m max)

A double bedroom with space for freestanding furniture benefitting from a upvc double glazed window to the rear elevation, carpet flooring, ceiling light point and central heating radiator.

Bedroom Two

9' 11" x 7' 6" (3.02m x 2.29m)

Bedroom two has carpet flooring, a ceiling light point, a upvc double glazed window to the front elevation and a central heating radiator.

Bedroom Three

9' 1" x 7' 5" (2.77m x 2.26m)

With carpet flooring, ceiling light point, upvc double glazed window to the front elevation and a central heating radiator.

Family Bathroom

The family bathroom has been fitted with a white three piece suite comprising of a low level wc, pedestal wash hand basin and a panelled bath with shower over. The bathroom benefits from tiled flooring and walls, a ceiling light point, a frosted upvc double glazed window to the rear elevation and a central heating towel rail.

Externally

The property benefits from steps leading upto the front door and a flower bed area to the front. To the rear of the property there is an enclosed low maintenance Resin yard.



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Abbey Walk, Halifax

- **£220,000**
- THREE BEDROOM FAMILY HOME
- ENCLOSED RESIN REAR GARDEN
- SPACIOUS KITCHEN/DINER
- WELL-PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: E

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX113321 - 0003

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