



Abbey Walk, Halifax, HX3 0AJ

welcome to

Abbey Walk, Halifax

Situated in the popular location of Skircoat Green, Guide Price £210,000 - £220,000 which could be ideal for growing families. Spacious and presented to a great standard throughout situated to local amenities and the Calderdale Royal Hospital. Contact us now to view!



Lounge

12' 1" x 11' 4" (3.68m x 3.45m)

Spacious well presented lounge with a double glazed window to the front elevation, ceiling light point and central heating radiator. With original covings, gas fire on marble hearth and surrounding fireplace. The lounge provides ample space for free standing furniture.

Dining Room

14' 11" x 11' (4.55m x 3.35m)

With a double glazed window to the rear elevation, gas central heating radiator and ceiling light point. With a gas fire on marble hearth with surround, providing space for dining furniture and a door which leads to the cellar.

Kitchen

8' 9" x 6' 11" (2.67m x 2.11m)

Fitted kitchen with wall & base units, worksurfaces over incorporating a stainless steel sink & drainer with mixer tap. There is a double glazed window to the rear elevation, ceiling light point and a UPVC door to the side elevation which leads to the rear yard. With an integrated electric oven, gas hob with extractor hood over and integrated microwave

Bedroom One

16' 10" x 14' 1" (5.13m x 4.29m)

Located on the second floor is a double bedroom with two velux windows, gas central heating radiator and ceiling light point. The bedroom itself has carpeted flooring.

Bedroom Two

10' x 7' 2 (3.05m x 2.13m)

Bedroom two also a double bedroom with gas central heating radiator, ceiling light point and a double glazed window to the rear elevation. The bedroom itself has laminate flooring.

Bedroom Three

10' x 7' 2" (3.05m x 2.18m)

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

Shower Room

Modern shower room which comprises of four piece suite which includes a low level wc, pedestal wash hand basin, tiled bath and a walk in shower. There is a frosted double glazed window to the rear elevation, ceiling light point and gas central heating towel rail. the shower room itself is partially tiled with tiled flooring.

Externally

The front of the property has gated access with a paved yard and on street parking. To the rear is a an enclosed paved yard which is fenced with gated access.



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- ***GUIDE PRICE £210,000 - £220,000***
- IDEAL FOR GROWING FAMILIES
- POPULAR RESIDENTIAL LOCATION OF SKIRCOAT GREEN
- OFFERING SPACIOUS FAMILY LIVING THROUGHOUT
- SITUATED CLOSE TO LOCAL AMENITIES & CALDERDALE ROYAL HOSPITAL

Tenure: Freehold EPC Rating: E

guide price

£210,000 - £220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX114321 - 0003

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