

Abbey Walk, Halifax, HX3 0AJ

william h brown

# 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 2 )

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

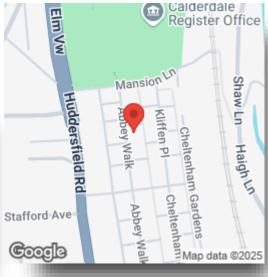
quide price

£210,000 - £220,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/HFX114321



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would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.





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