

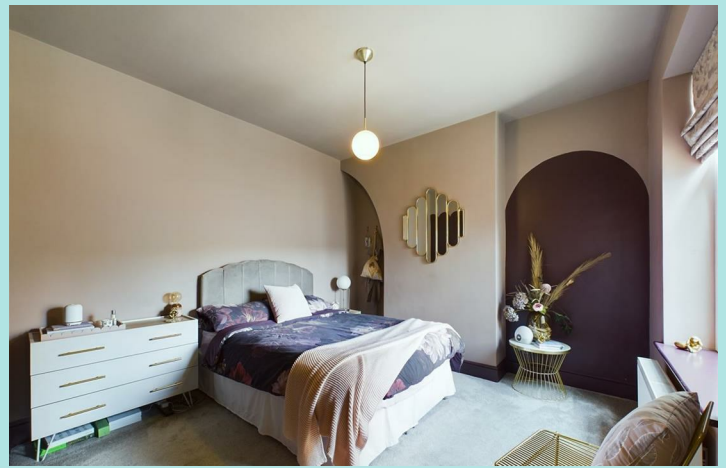


23 Abbey Walk South

Skircoat Green, Halifax, HX3 0AP

Asking Price £225,000 Freehold





Situated in the sought-after location of Skircoat Green, 23 Abbey Walk South is a three-bedroom mid-terrace house boasting beautifully presented accommodation having been meticulously renovated to an extremely high standard by the current owners. Offering modern living with underfloor heating, a bespoke kitchen and a contemporary bathroom, while retaining a wealth of period features including high ceilings, high skirting and ornate cornices.

Location

The property is located close to the centre of Skircoat Green with a range of local amenities and independent retailers including butchers, post office and convenience store. Ideally situated for the Calderdale Royal Hospital, the area also boasts highly regarded schools including All Saints CE Primary School, The Gleddings Preparatory School, and The Crossley Heath School. Having excellent commuter links to the M62 motorway network and regular rail services from Halifax station, the area is popular with professional families and benefits from open green space at Savile Park and Manor Heath Park which are a short distance away.

Accommodation

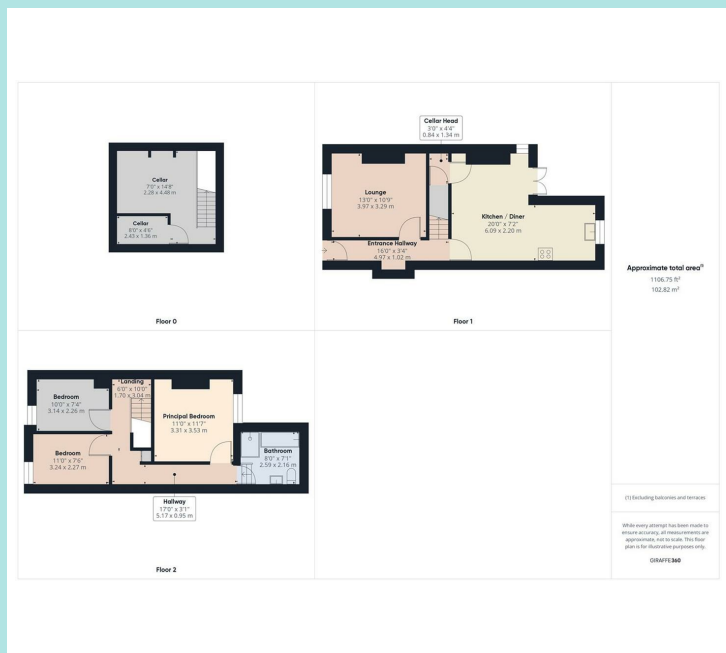
Access is gained through a composite door into the welcoming entrance hallway, finished with tiled flooring and showcasing high skirting and ornate cornice to the ceiling. The first door on your left takes you through to the spacious lounge, again showcasing high-skirting and ornate cornice, with a large window to the front elevation allowing for natural light to flood through. A gas fire sits to the focal point with marble surround.

Moving through to the wonderful kitchen/diner, finished with herringbone tiled flooring benefitting from underfloor heating, with French doors leading out to the rear garden. The kitchen offers a range of bespoke shaker-style wall, drawer, and base units with contrasting Quartz worksurfaces incorporating an inset bowl sink with mixer-tap. Integrated appliances include; oven, combination oven, five-ring gas hob with extractor hood above, dishwasher, wine-cooler and fridge freezer. A door leads down to a full height cellar room.

Rising to the first-floor landing, showcasing panelled feature walls, and accessing three bedrooms and the house bathroom. The principal bedroom is tastefully decorated with a large window to the rear elevation allowing for natural light and enjoying an outlook over the rear garden while a further two bedrooms are positioned to the front of the property. The beautifully presented house bathroom is half-tiled on the walls, with tiled flooring, and boasting a contemporary four-piece suite comprising a w/c, wash-hand basin, walk-in shower and panelled bath.

Externally, to the front of the property there is a small, enclosed yard and permit parking. To the rear, accessed from the French doors of the kitchen/diner is an enclosed and flagged garden.

Council tax band: B
EPC rating: D
Ground rent: N/A
Service charge: N/A



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