



39 Abbey Walk South, Halifax, HX3 0AP  
Asking Price £170,000

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This 2 bedroomed stone built through terrace property, is situated in this highly desirable area of Skircoat Green, within walking distance of the town centre. Being offered for sale with vacant possession upon legal completion, the property provides a spacious 2 bedroomed through terrace home. Having gas fired central heating, recently updated boiler and uPVC double glazing, the property is enhanced by 2 spacious reception rooms and separate kitchen. The vendor informs us that the roof was replaced in 2024. The property would make an ideal purchase for the first time buyer or investor buyer alike and only by a personal inspection can one appreciate the size, position and quality of this traditional terrace home.

Energy Rating: TBA





## GROUND FLOOR:

Enter the property through a composite external door with sealed unit double glazed panels.

### Entrance Vestibule

#### Lounge

13'1" x 13'0" max (3.99m x 3.96m max )

Situated to the front of the property, having a uPVC double glazed window, central heating radiator and ceiling coving. There is also a gas and coal effect living flame fire set onto a marble hearth and back cloth with pine fire surround and mantel.

#### Dining Room

13'2" x 11'0" (4.01m x 3.35m)

Peacefully situated to the rear of the property, with a uPVC double glazed window, central heating radiator and an electric coal effect living flame fire set into a fire surround and mantel. There is also a built-in under stairs store cupboard.

#### Kitchen

8'9" x 7'4" (2.67m x 2.24m)

Being fitted with a range of matching wall and base units with laminated work surfaces and upstands. There is a 4 ring gas hob with in-built oven and grill and overhead extractor fan and light, a 1.5 bowl stainless steel sink unit with mixer taps and side drainer, plumbing for a washing machine, Amtico style flooring, a uPVC double glazed window, central heating radiator and rear access door.

## LOWER GROUND FLOOR:

### Cellar

A staircase from the dining room descends to the lower ground floor storage cellar which has Yorkshire stone flagged flooring and central heating radiator.

## FIRST FLOOR:

### Landing

#### Master Bedroom

13'4" x 13'0" max (4.06m x 3.96m max )

A most spacious master bedroom which is situated to the front of the property and has 2 uPVC double glazed windows, built-in 3 door wardrobes with hanging and shelving facilities, overhead bedhead cupboards and a central heating radiator.

#### Bedroom 2

12'7" x 7'2" (3.84m x 2.18m)

Situated to the rear of the property, having a central heating radiator and uPVC double glazed window.

#### Family Bathroom

Having a 3 piece white suite comprising concealed flush WC, vanity wash bowl with chrome mixer taps and panelled bath with chrome mixer taps, overhead shower attachments with rainwater head and additional hose. There is also a chrome ladder style radiator and uPVC double glazed window.

## OUTSIDE:

Externally the property has gardens to both the front and rear. To the front is a flagged garden area with wrought iron rails and pedestrian access gate. To the rear, there is a flagged garden which is enclosed by timber fencing.

## BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## DIRECTIONS:

Leave Halifax via Skircoat/Huddersfield Road and after having passed Springhall Sports Facility, turn left down Coronation Road and Abbey Walk South can be found as the first turning on the right, with the subject property being located by the Bramleys for sale board.

## TENURE:

Freehold

## COUNCIL TAX BAND:

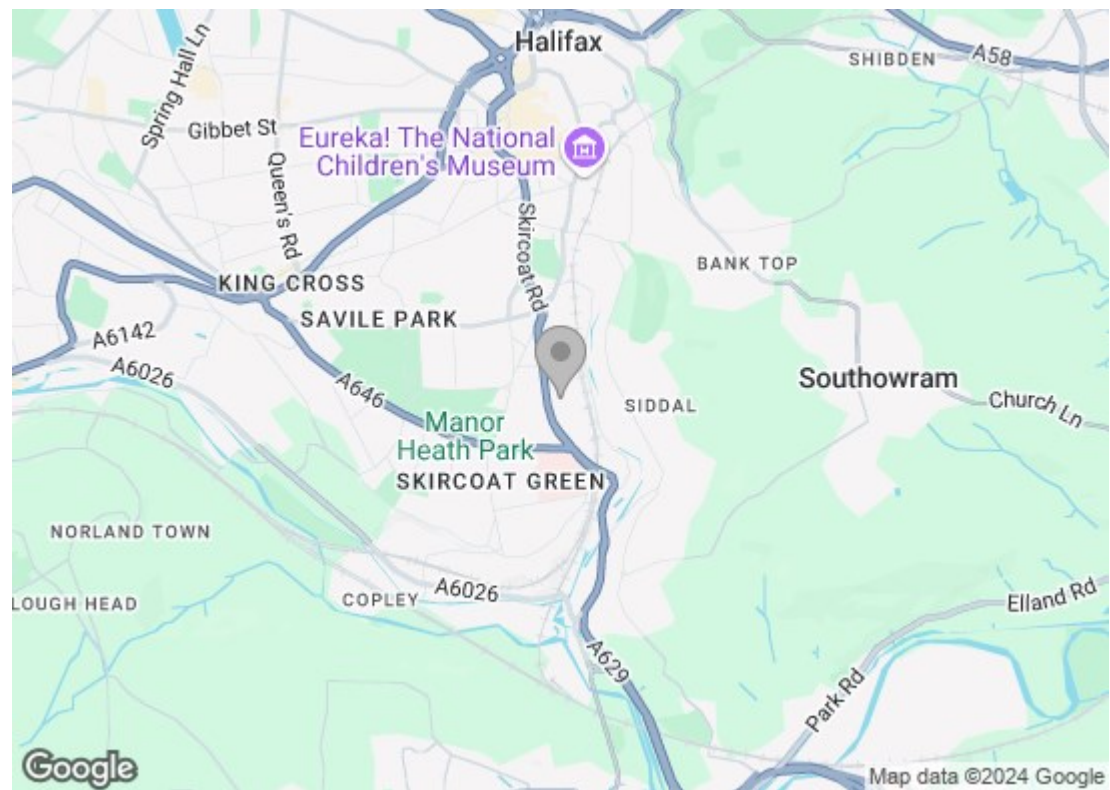
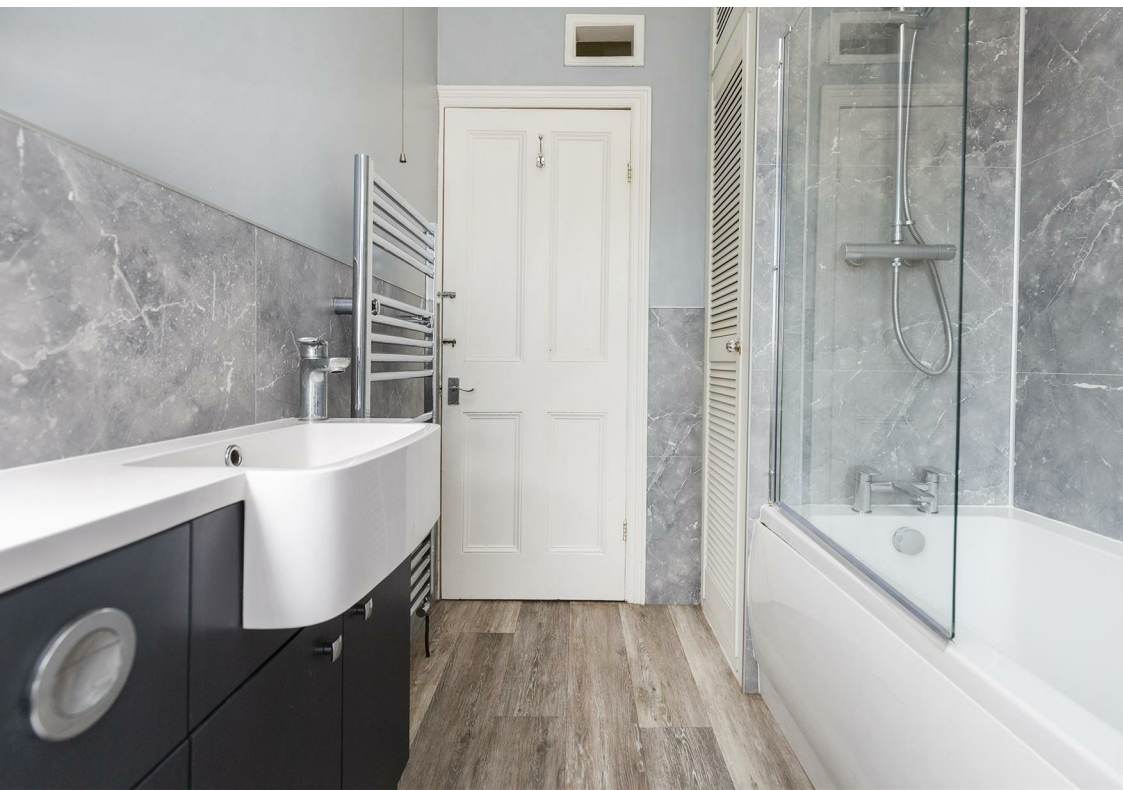
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## MORTGAGES:

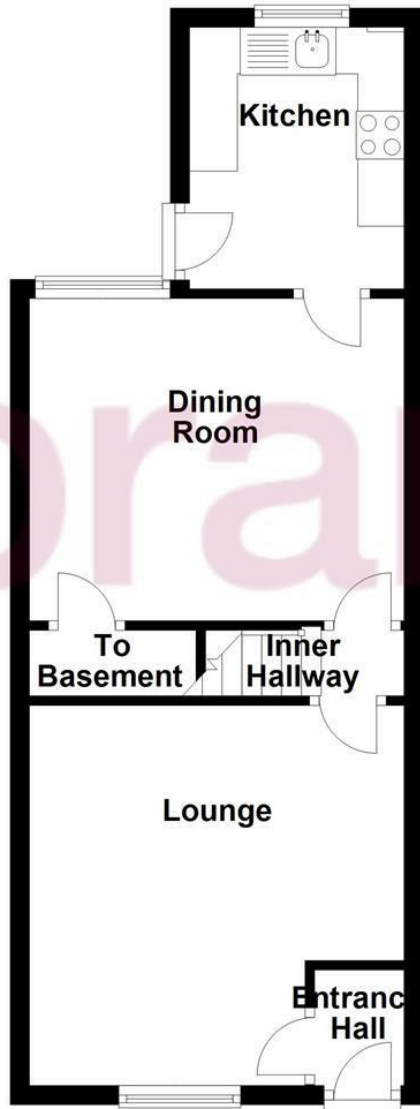
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

## ONLINE CONVEYANCING SERVICES:

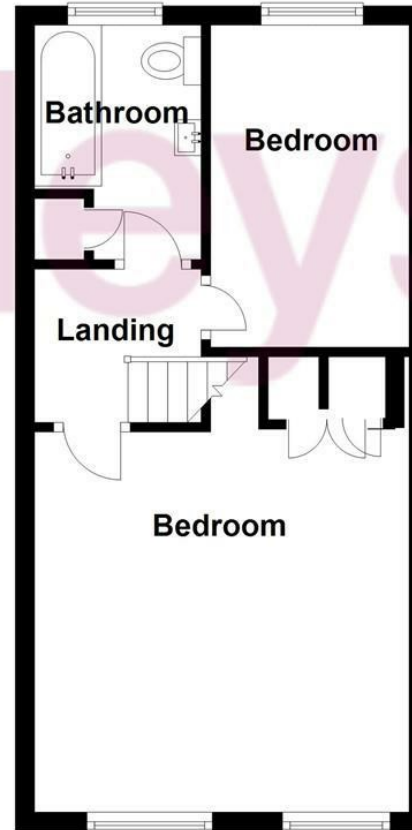
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC

### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
  2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.
- PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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