



11 Upper Abbots Royd, Halifax, HX4 0DE
Offers In The Region Of £120,000

Offered FOR SALE, this ready to move into park home on a residential park (Upper Abbots Royd) in the much sought after and desirable area of Barkisland. In a great position on the site it offers panoramic views from the front, set on the perimeter adjacent to fields so you can enjoy the sights of deer, rabbits and foxes. Accommodation comprises; Sun Room, lounge, second sun room, dining kitchen with boiler cupboard, utility, shower room and double bedroom. Situated at the top the property enjoys splendid views and its low maintenance decked garden is perfect for sitting out on a summers evening. The property benefits from Upvc double glazing and gas central heating. Off road parking for one car with visitors parking available. Viewing is essential to appreciate this deceptively spacious home that has a lovely modern feel. The site benefits from a Residents Association. New carpets and blinds throughout. Insulated underneath approx. 18 months ago. The carpets and blinds are included and bedroom furniture package optional.

Ground Floor

Sun Room/Office 4'11" x 15'8" (1.5 x 4.8)



Radiator, wood floor and spotlights. Upvc ceiling, Upvc double glazed windows to front and sides affording the superb view with Upvc double glazed door to both sides. Opening to dining kitchen;

Dining Kitchen 12'5" max x 16'0" max (3.8 max x 4.9 max)



Having a range of dove grey shaker style units with new compact laminate worktop and splashbacks. Howdens kitchen fitted in 2020. 'Lamona' gas oven (2024) and 'Lamona' four ring gas hob (2024) with glass splashback and extractor hood above. Composite one and a half sink and drainer, integrated fridge (2024) and freezer (2024). Under cupboard lighting and display spotlights. Spotlights, two radiators and wood floor. Wall lights and storage cupboard housing the wall mounted 'BAXI' condensing combi boiler. Upvc double glazed window to side, doors to utility, shower room, bedroom and opening to lounge;

Lounge 12'5" x 12'11" (3.8 x 3.95)



Two radiators, wall lights and remote controlled electric fire with marble effect base and surround with wooden decorative fireplace. Mobile room stat, t.v. and telephone point and three Upvc double glazed windows to the sides. Upvc double glazed windows and doors to second sun room/bedroom;

Second Sun Room/Bedroom 5'10" x 11'5" (1.8 x 3.5)



Radiator, telephone point and Upvc double glazed windows to sides and front. Spotlights and Upvc double glazed door to side.

Utility

New washing machine included, extractor fan and shelving. Fusebox and Upvc double glazed window to side.

Shower Room 6'2" x 7'6" (1.9 x 2.3)



Installed in 2023. Three piece suite comprising low flush w.c. sink with vanity unit and large walk in shower cubicle with mains shower and marble effect shower walls. Chrome heated towel radiator, Upvc double glazed window to side, laminate floor, fitted furniture and upvc ceiling. Door to bedroom;

Bedroom One 7'6" x 12'5" (2.3 x 3.8)



Double bedroom with radiator, spotlights and wall lights. Upvc double glazed window to side and rear. Built in double bed base with drawers and headboard. Two freestanding wardrobes, drawers and blanket box optional.

External



Various decked areas with modern smoke grey glass panels around. External sensor lights, outside tap, stop tap and outside storage. Further garden area to one side. Off road parking. Shed.

Parking

Off road parking for one car and visitors parking available.

Tenure

We have been advised by the vendor that the property is leasehold.

Energy Rating

N/A

Council Tax Band

A

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

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.

Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

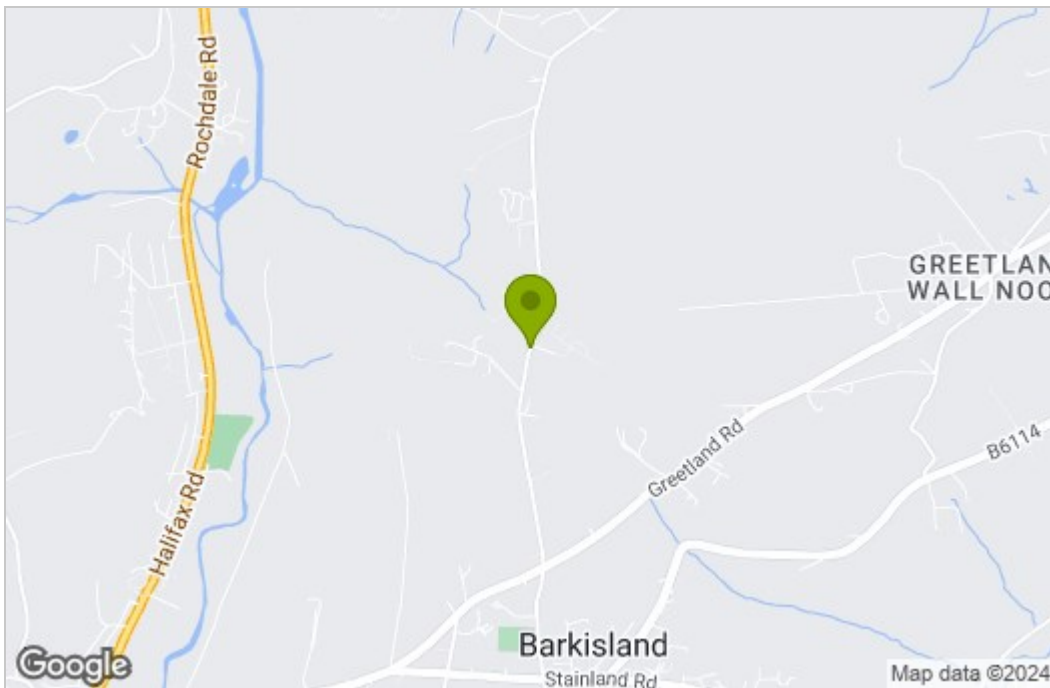
Other Details

Ground Rent/Service Charge is £233.75 per month. The park home has it's own meter but electric is paid to the site owner. There is a tank for a calor gas. Residents need to be over 55 and there is a no pet policy.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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