



17 Upper Abbots Royd, Halifax, HX4 0DE

£95,000

Offered FOR SALE is this TWO bedroom park home in this highly sought after part of Calderdale. Accommodation comprises; Entrance hallway, open plan lounge/kitchen, conservatory, two bedrooms and a shower room. Gardens and allocated parking with visitors parking available. The property has the benefit of Upvc double glazing and gas central heating. The property had a new roof and external insulation approx. four years ago and a new conservatory roof approx. two years ago. Close to amenities, transport links and access to the M62 motorway network. Please note this property is for over 55s and Pets are not allowed. Viewing essential.

Ground Floor

Entrance Hallway



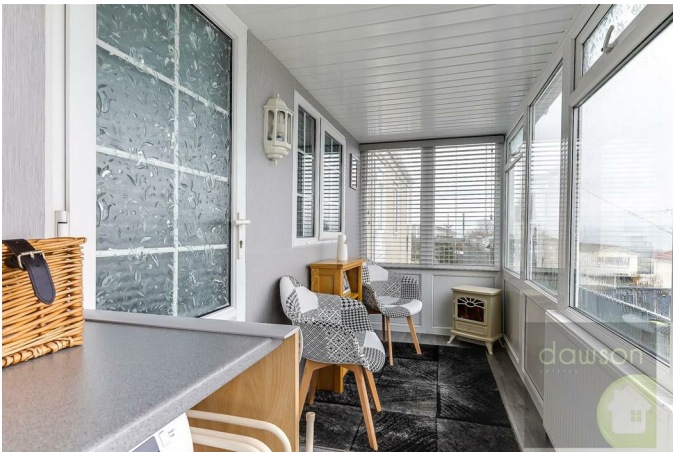
Upvc obscure double glazed door to side, storage cupboard housing the 'Worcester' condensing combi boiler and radiator with built in bureau over the top of the radiator cover. Doors to bedrooms, bathroom and lounge/kitchen;

Lounge/Kitchen 11'9" x 17'4" (3.6 x 5.3)



The kitchen has a range of wall and base units with laminate worktop and tiled splashbacks. Acrylic sink and drainer with new Grifema tap system, 'New world' gas cooker with extractor hood above and integrated fridge and freezer. Fitted cupboard, four radiators and new mobile room stat. Remote controlled 3D electric fire with wooden fireplace. Mirror and spotlight above. Fitted book shelves either side of fireplace, corner display unit and t.v. stand. Upvc double glazed ledged effect bay window to front and four Upvc double glazed ledged effect windows to side. Telephone point, t.v. point, t.v. aerial lead and door to conservatory;

Conservatory/Utility 4'7" x 14'5" (1.4 x 4.4)



New flooring, radiator, wall light, Upvc double glazed windows and door. Washing machine and tumble dryer (will both stay)

Bedroom One 7'6" max x 8'2" max (2.3 max x 2.5 max)



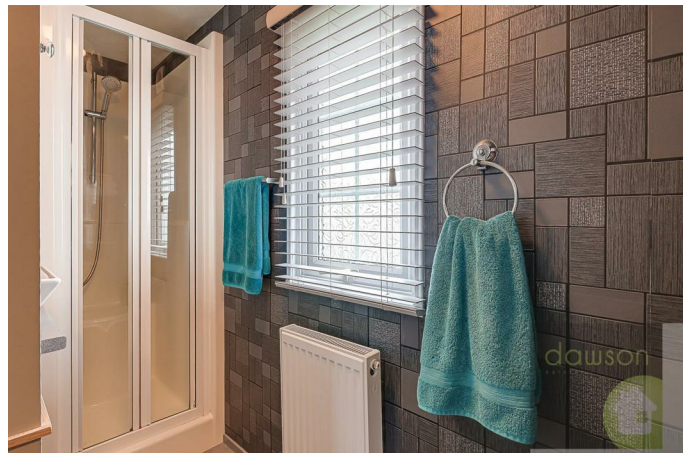
Double bedroom with radiator and Upvc double glazed ledged effect window to rear. Spotlight, fitted wardrobe, bedside cabinets with new reading lights and cupboards. Usb sockets. Wall mounted t.v.

Bedroom Two 5'10" x 7'10" (1.8 x 2.4)



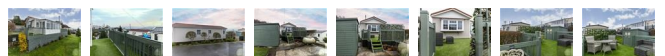
Single bedroom used as an office/dressing room. Radiator, fitted wardrobes and Upvc double glazed ledged effect window to side.

Shower Room 3'3" max x 9'10" max (1 max x 3 max)



Three piece suite comprising low flush w.c. sink with vanity unit and integrated tap system and shower cubicle with folding glass screen and mains shower. Radiator and Upvc obscure double glazed ledged effect window to side. High level storage cupboard

External



To the front is a decked area with artificial lawn. Wooden shed with power and light. Garden storage unit. Lawn to the side with bushes, shrubbery and small trees.

Parking

Allocated parking space and visitors parking space.

Tenure

We have been advised by the vendor that the property is leasehold. Site fee is £234 per month. This includes water.

Council Tax Band

A

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

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.

Other Details

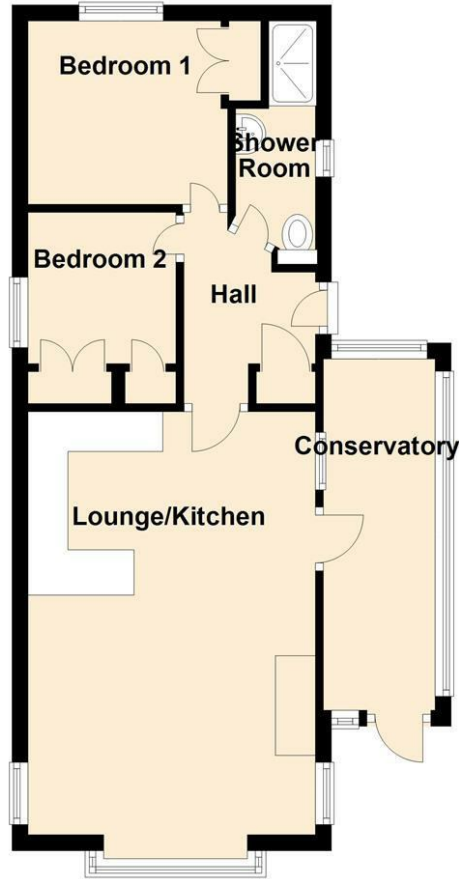
Electricity is paid to the site owner and is approx. £30 per month according to the vendor. (this is depending on the user and only a guide) Gas is calor gas.

The site has an over 55s policy and a no pet policy.

Floor Plan

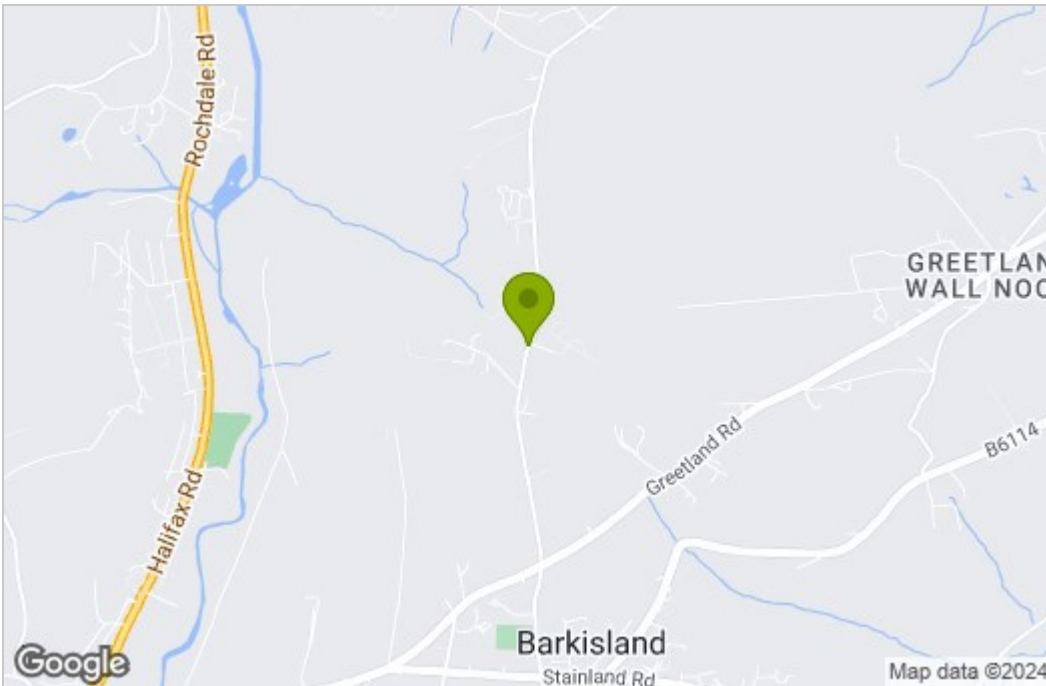
Ground Floor

Approx. 42.9 sq. metres (462.2 sq. feet)



Total area: approx. 42.9 sq. metres (462.2 sq. feet)

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 (CO ₂) 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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.