



19 Upper Abbots Royd, Halifax, HX4 0DE

£95,000

Offered FOR SALE is this well presented deceptively spacious ONE bedroom PARK HOME on this sought after development in Barkisland. Accommodation comprises; Conservatory, open plan lounge/kitchen, inner hallway, shower room and double bedroom. Gardens, off road parking and visitor parking available. Stunning views. The property benefits from Upvc double glazing and gas central heating. NO CHAIN. Viewing essential.

Ground Floor

Conservatory 3'11" x 19'0" (1.2 x 5.8)



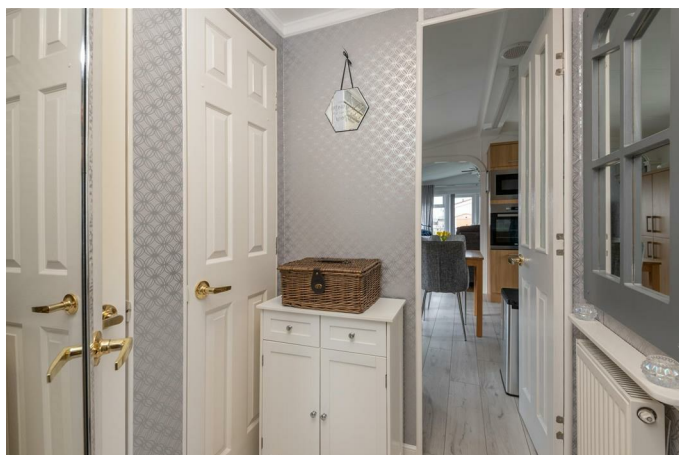
Radiator, laminate floor and Upvc double glazed windows to side. Upvc double glazed doors and windows to front and rear. Wall light and door to lounge/kitchen;

Lounge/Kitchen 11'7" max x 25'5" max (3.55 max x 7.75 max)



The lounge has three radiators, mobile room stat and laminate floor. Two Upvc double glazed windows to side, Upvc double glazed French doors and windows to front. Two t.v. points and telephone point. The kitchen has a range of wall and base units with laminate worktop, under cupboard lighting and tiled splashbacks. Space for fridge/freezer, gas hob with extractor hood above and plumbing for washing machine. Built in microwave, electric oven and stainless steel sink and drainer. Laminate floor, usb socket and Upvc double glazed window to side. Door to inner hallway;

Inner Hallway



Laminate floor, two storage cupboards, one housing the 'BAXI' condensing combi boiler, radiator and doors to shower room and bedroom;

Bedroom One 9'4" max x 11'7" max (2.85 max x 3.55 max)



Double bedroom with radiator, built in wardrobes, wall light, fusebox and two Upvc double glazed windows to rear.

Shower Room 5'6" max x 8'0" max (1.7 max x 2.45 max)



Three piece suite comprising low flush w.c. sink with vanity unit and walk in shower with glass shower screen and mains shower. Chrome heated towel radiator, spotlight and extractor fan. Part tiled walls, fitted cupboard and Upvc obscure double glazed window to side.

External



There is a decked area to the front and rear covered with artificial lawn. Pebbled border to one side and lawn to the other. Outside tap to rear and water butt to side. Stop tap and electric meter to front. Storage under the park home. 8 foot by 7 foot shed with power and light and emergency light. Plastic storage box.

Parking

Off road parking and visitors parking

Tenure

We have been advised by the vendor that the

property is leasehold. Unexpired lease. Ground rent is £238.43 per month including water.

Water

Included in the Ground Rent

Energy Rating

Not Required

Council Tax Band

A

Viewings

Strictly by appointment. Contact Dawson Estates.

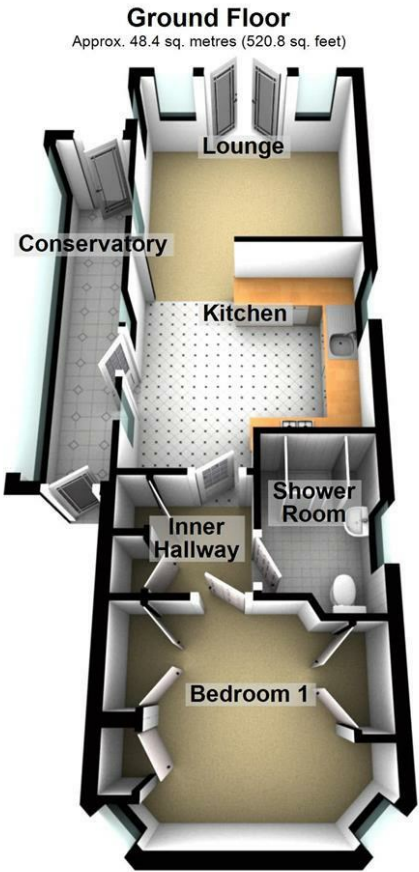
Property to Sell?

Call for a FREE, no obligation valuation.

Other Details

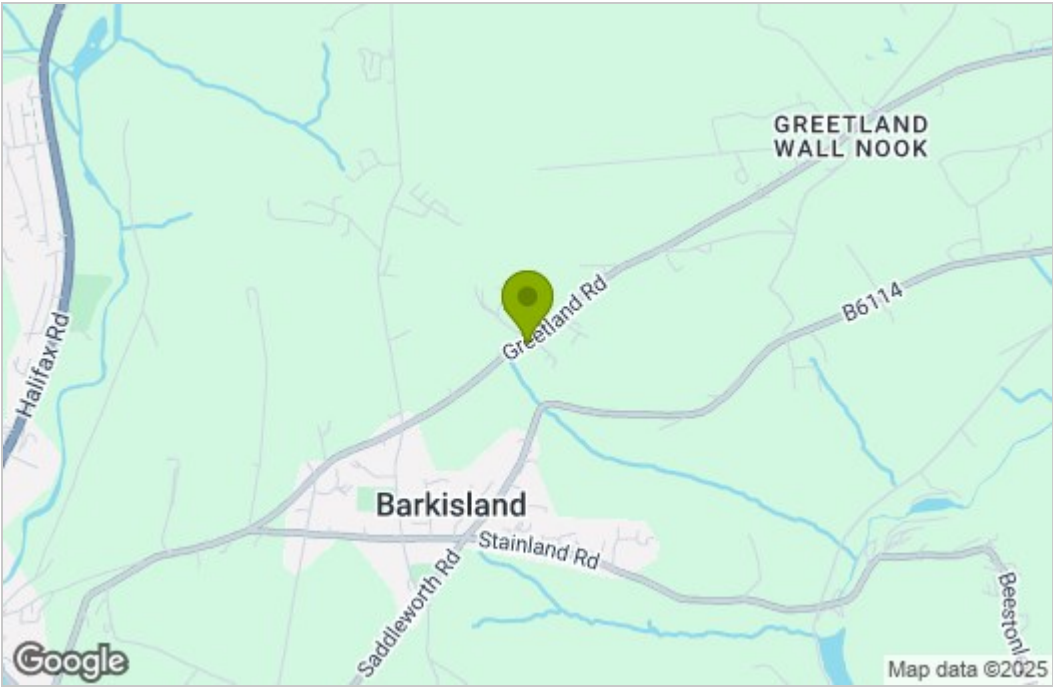
No pets are allowed on site. Over 55s only. The gas is calor gas. There is a Residents Association. Electric is paid to the site owner. The roof, cladding and windows were done in 2017.

Floor Plan

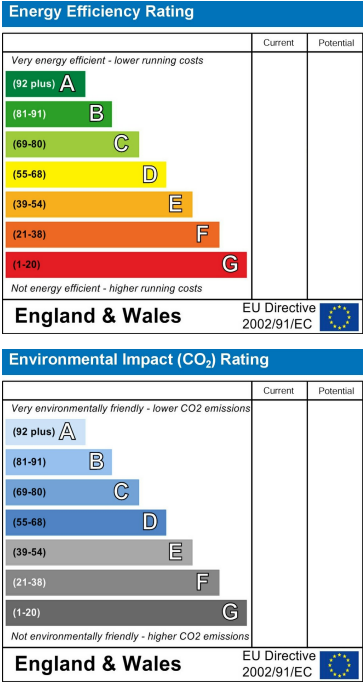


Total area: approx. 48.4 sq. metres (520.8 sq. feet)

Area Map



Energy Efficiency Graph



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