



Abbey Walk, Halifax, HX3 0AJ

welcome to

Abbey Walk, Halifax

William H. Brown Estate Agents are pleased to present this well-proportioned three-bedroom end-terrace property, ideally situated in a popular residential area of Halifax. Offering spacious accommodation over two floors, the property benefits from a lounge, dining room, kitchen, three bedrooms.



Entrance Hall

The entrance hall comprises of tiled flooring, ceiling light point, UPVC to the entrance.

Lounge

13' x 11' 5" (3.96m x 3.48m)

The lounge comprises of carpet flooring, ceiling light point, media wall UPVC double glazed window to the front elevation.

Kitchen

9' 5" x 15' 2" (2.87m x 4.62m)

The kitchen comprises of tiled flooring, matching wall and base units with work top over, ceiling spotlights, oven and electric hob, UPVC double glazed windows to the rear elevation.

Landing

The landing comprises of carpet flooring, ceiling light point, gas central heating radiator.

Bedroom One

12' 8" x 11' 2" (3.86m x 3.40m)

Bedroom one comprises of carpet flooring, ceiling light point, gas central heating radiator, media wall, fitted wardrobes, UPVC double glazed window to the rear elevation.

Bedroom Two

9' 10" x 7' 6" (3.00m x 2.29m)

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation.

Bedroom Three

10' x 7' 6" (3.05m x 2.29m)

Bedroom three comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation.

Bathroom

The bathroom comprises of tiled flooring, ceiling spotlights, gas central heated towel rail, BTW W/c, fitted vanity unit with wash basin, walk in shower, UPVC double glazed window to the rear elevation.

Loft

The loft is fully boarded with a drop down-ladder.

Externally

Externally the property benefits from a paved rear garden.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Abbey Walk, Halifax

- THREE BEDROOM END - TERRACED PROPERTY
- SOLD WITH NO ONWARD CHAIN
- MODERNISED THROUGHOUT
- IDEAL FAMILY HOME
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: E
Council Tax Band: B

offers over

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX115597 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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