







24 Upper Abbots Royd, Halifax, HX4 0DE

Offers Over £90,000

Offered FOR SALE with NO CHAIN and to include all furniture except decorative/personal items is this bigger than average ONE bedroom park home in a great position where you can enjoy the superb views and the fields to the rear. Accommodation comprises; Conservatory, lobby, lounge, dining kitchen, bathroom and bedroom with store room (was shower room). Gardens to all sides. Parking for one car plus visitor parking. The property has the benefit of Upvc double glazing and gas central heating. Ideal retirement property. Viewing essential. Over 55s only and no pets.

Ground Floor

Conservatory 3'3" x 10'5" (1 x 3.2)



Upvc double glazed windows to three sides and Upvc double glazed door to front. Door to lobby;

Lobby

Radiator, storage cupboard housing the 'Navien' condensing combi boiler, coving to ceiling and doors to bedroom, bathroom and opening to dining kitchen;

Dining Kitchen 8'6" x 13'5" (2.6 x 4.1)





Having a range of wall and base units with laminate worktop and splashback. Space for under counter fridge, stainless steel sink and drainer and gas cooker point. Spotlights, radiator and Upvc double glazed window to front and rear.

Lounge 13'5" max x 19'0" max (4.1 max x 5.8 max)






Spacious room with three radiators, aluminum sliding patio doors to front and side, Upvc double glazed window to front and three Upvc double glazed windows to rear. Electric fire with decorative fireplace, t.v. point, telephone point and coving to ceiling.

Bedroom One 8'0" x 9'2" (2.45 x 2.8)



Double bedroom with radiator, Upvc double glazed window to front and built in wardrobes. Door to store room;

Store Room (Was Shower Room) 3'9" max x 6'8" max (1.15 max x 2.05 max)



Shower cubicle with mains shower, radiator and Upvc obscure double glazed window to rear. Spotlight an d extractor fan.

Bathroom 4'11" max x 7'6" max (1.5 max x 2.3 max)



Three piece suite comprising low flush w.c. pedestal wash basin and bath. Spotlight, wall light with electric shaver point and Upvc obscure double glazed window to rear.

External



Decked area to front and side. Patio to rear.

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.

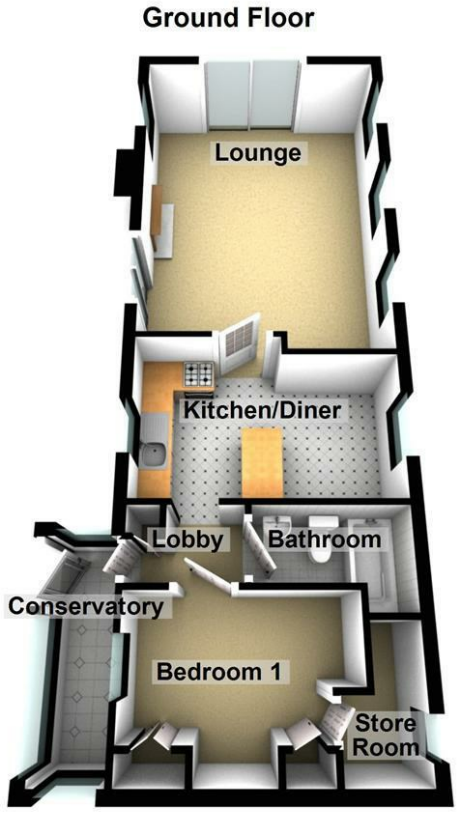
Property to Sell?

Call for a FREE, no obligation valuation.

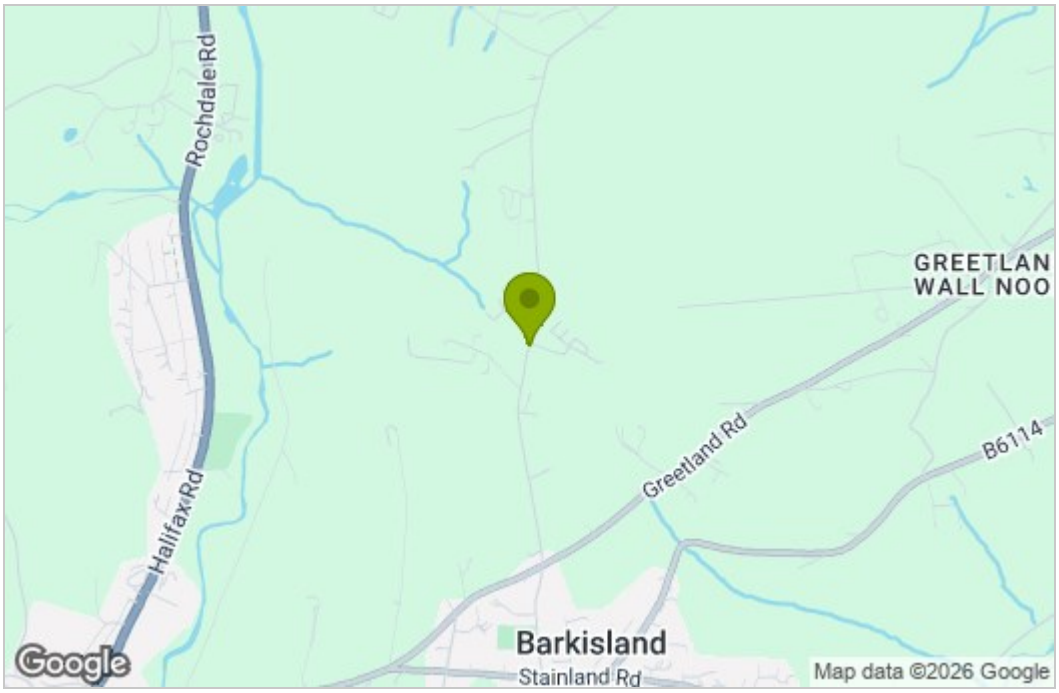
Other Details

Over 55s site. No pets. Calor Gas. Ground rent is £246 per month and includes water. Unexpired lease.

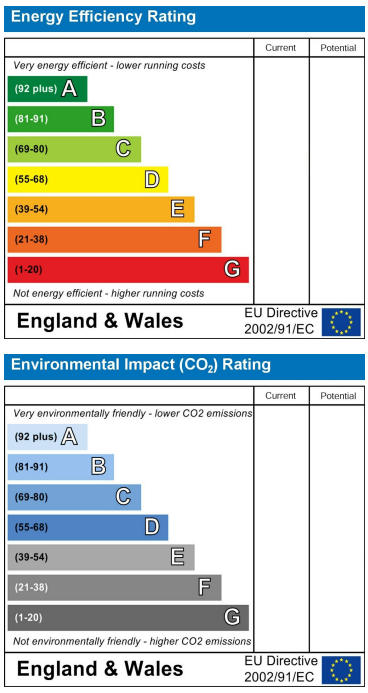
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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