



Abbey Walk South, Halifax, HX3 0AP

welcome to

Abbey Walk South, Halifax

Sold with no onward chain is this three bedroom mid-terrace property situated in Skircoat Green, Offers Over £200,000 which could be ideal for the first time buyer. Offering spacious well-presented family accommodation which is ready to move into. Contact us now to view.



Lounge

13' 10" x 12' 10" (4.22m x 3.91m)

With a double glazed window & composite door to the front elevation, gas central heating radiator and ceiling light point. With a fireplace surround and the lounge itself has carpeted flooring,

Dining Room

14' 1" x 13' 2" (4.29m x 4.01m)

With a double glazed window to the rear elevation, gas central heating radiator and ceiling light point. With a fireplace surround, vinyl flooring and provides ample space for dining furniture.

Kitchen

9' x 7' 5" (2.74m x 2.26m)

Fitted kitchen with wall & base units, complementary worksurfaces over incorporating a stainless steel sink & drainer with mixer tap and tiles splashback. There is a double glazed window to the rear elevation, composite door to the side elevation providing access to the rear garden and ceiling light point. With an oven & gas hob, vinyl flooring and the kitchen also locates the house boiler.

First Floor Landing

With carpeted flooring, ceiling light point and the loft is also accessible from the first floor landing.

Bedroom One

13' 6" x 8' 8" (4.11m x 2.64m)

Double bedroom with two double glazed windows to the front elevation, gas central heating radiator and ceiling light point. The bedroom itself has carpeted flooring and benefits from wardrobes.

Bedroom Two

12' 5" x 7' 3" (3.78m x 2.21m)

With carpeted flooring, ceiling light point, gas central heating radiator and a double glazed window to the rear elevation.

Bedroom Three

8' 1" x 5' 11" (2.46m x 1.80m)

With a double glazed window to the rear elevation, ceiling light point and gas central heating radiator. The bedroom itself has carpeted flooring.

Bathroom

The bathroom comprises of a low level wc, pedestal wash hand basin and panelled bath with a shower over & glass shower screen. With a gas central heating towel rail, ceiling light point and the bathroom itself is fully tiled.

Cellar

Cellar with working power and lighting which would be ideal for extra storage space.

Externally

The front of the property has gated access with a paved yard and provides on street parking. To the rear is a paved and decked garden which provides space for garden furniture if desired and would be great for enjoying the summer months.



view this property online williamhbrown.co.uk/Property/HFX115496



welcome to

Abbey Walk South, Halifax

- SOLD WITH NO ONWARD CHAIN
- POPULAR SKIRCOAT GREEN LOCATION
- CLOSE TO SCHOOLS & AMENITIES
- GREAT FIRST TIME BUYER OPPORTUNITY
- OFFERING SPACIOUS WELL PRESENTED ACCOMMODATION

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£200,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFX115496



Property Ref:
HFX115496 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01422 362845



Halifax@williamhbrown.co.uk



6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB



williamhbrown.co.uk