



25 Abbey Walk, Halifax, HX3 0AJ

Offers Over £220,000

- : Popular & Convenient Location
- : 2 Reception Rooms
- : Easy Access to Halifax Town & M62
- : Garden to the Rear
- : Realistically Priced
- : 3 Double Bedrooms
- : Close To Outstanding Schools
- : Stone Built Period Terraced Residence
- : uPVC Double Glazing & Gas Central Heating
- : Viewing Strongly Recommended

25 Abbey Walk, Halifax HX3 0AJ

This traditional stone-built three-bedroomed through terrace residence provides attractive family accommodation and is situated in this highly desirable and extremely convenient residential location.

The property briefly comprises an entrance hall, two reception rooms, fitted kitchen, cellar, three double bedrooms, bathroom, gardens, UPVC double glazing and gas central heating. The property has recently had the benefit of new windows and has been decorated and fitted new carpets.

The property provides excellent access to Halifax town centre and the local amenities of Skircoat Green and Savile Park, as well as easy access to the M62 motorway network linking the business centres of Manchester and Leeds.

The property is being offered for sale at this realistic asking price and an early inspection to view is strongly recommended.



Council Tax Band: B



FRONT ENTRANCE HALL

UPVC double glazed front entrance door with upper panel opens into the entrance hall with cornice to ceiling, one double radiator, and a fitted carpet.

From the entrance hall door opens into the

LOUNGE

16'2" x 11'6"

With angular bay window to the front elevation incorporating UPVC double glazed units. Feature stone fireplace to either side of the chimney breast. Cornice to ceiling, one single radiator, one TV point, and a fitted carpet.

From the entrance hall a door opens into the

DINING ROOM

12'0" x 13'10"

With UPVC double glazed window to the rear elevation. Cornice to ceiling with matching centre rose. Wall mounted TV fitting, inset brick fireplace with wooden hearth, one double radiator and a fitted carpet.

From the dining room a door opens into the:

KITCHEN

6'3" x 7'7"

Being fitted with a range of modern wall and base units incorporating matching work surfaces with stainless steel single drainer sink unit with mixer tap, four-ring gas hob with extractor above and fan assisted electric oven and grill beneath. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls. UPVC double glazed window to the rear elevation and UPVC double glazed rear entrance door.

From the dining room a door opens to an under-stairs cupboard which provides access via a trap door to the:

BASEMENT CELLAR

Providing useful storage facilities.

From the entrance hall stairs lead to the

FIRST FLOOR LANDING

With a fitted carpet.

From the landing a door opens to the

BATHROOM

With white three-piece suite incorporating pedestal wash basin, low flush W/C and panelled bath with mixer shower tap. The bathroom is fully tiled, has a panelled ceiling, uPVC double glazed window to the rear elevation, and one single radiator.

From the landing door opens to

BEDROOM TWO

9'6" x 13'10"

A second double bedroom with UPVC double glazed window to the rear elevation, one double radiator and a fitted carpet.

From the landing door opens to

BEDROOM ONE

15'5" x 13'8"

A spacious principal double bedroom to the front of the property with UPVC double glazed windows to the front elevation, one single radiator and a fitted carpet.

From the landing a door opens to stairs with fitted carpet leading to the:

ATTIC BEDROOM THREE

A spacious third double bedroom with Velux double glazed skylight window. Door to store cupboard providing useful storage facilities, access to under the eaves, beam to ceiling, two double radiators and a fitted carpet.

GENERAL

The property is constructed of stone and surmounted by a blue slate roof. It has the benefit of all mains services, gas, water and electric, with the added benefit of UPVC double glazing and gas central heating. The property is Freehold and is in Council Tax Band B

EXTERNAL

To the front of the property there is a small garden with steps leading to the front entrance door. To the rear of the property there is an enclosed patio garden.

VIEWING

To view strictly by appointment please telephone Property@Kemp & Co on Halifax 222 220.



Directions

SAT NAV HX3 OAJ

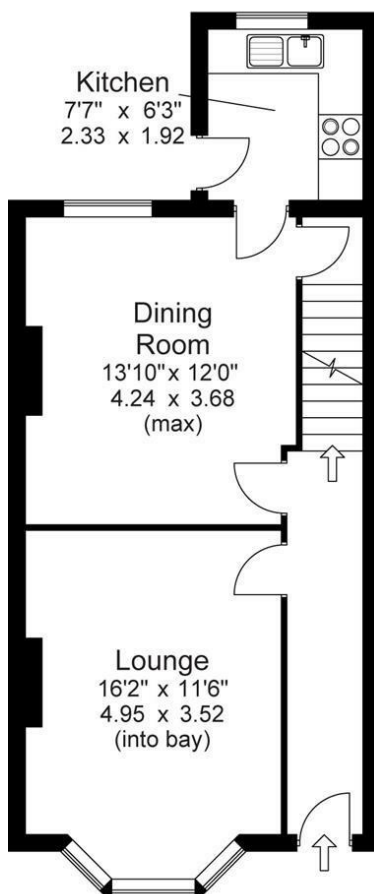
Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

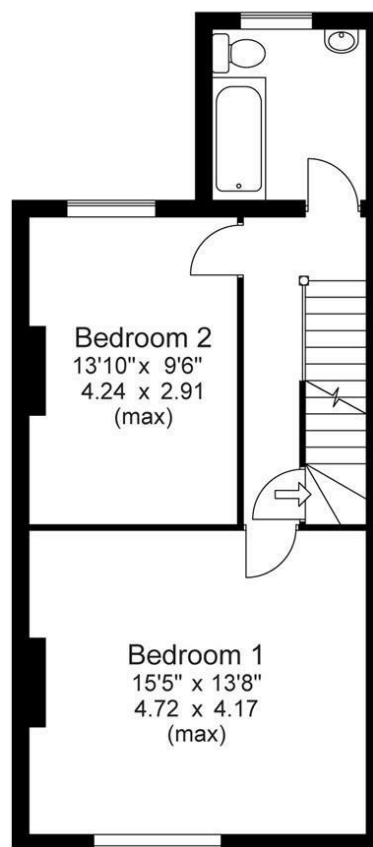
EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

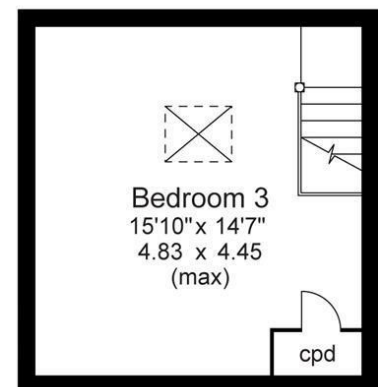
Approx Gross Floor Area = 1210 Sq. Feet
= 112.5 Sq. Metres



Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale.