



5 Upper Abbots Royd, Halifax, HX4 0DE

Offers In The Region Of £135,000

Offered FOR SALE in this private position on the development with lovely manicured gardens and stunning views is this TWO bedroom park home in the sought after area of Barkisland. Accommodation comprises; Dining kitchen, lounge, conservatory, inner hallway, shower room, single bedroom and double bedroom. Gardens to three sides and parking for 1/2 cars plus visitor parking. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Ideal retirement property. Viewing essential.

Ground Floor

Dining Kitchen 9'10" max x 11'7" max (3 max x 3.55 max)



Having a range of wall and base units with compact laminate worktop and splashbacks. Plumbing for washing machine, space for fridge/freezer, gas oven and hob with glass splashback and extractor fan. One and a half sink and drainer, wine rack and laminate floor. Upvc ceiling, wall light, Upvc double glazed window to one side and Upvc double glazed door and windows to other side. Door to inner hallway and opening to lounge;

Lounge 11'7" x 11'7" (3.55 x 3.55)



Electric fire with tiled base and surround and decorative fireplace. Mobile room stat, radiator and wall lights. Upvc double glazed window to one side and two Upvc double glazed windows to other side. Doors to conservatory;

Conservatory 7'10" x 8'2" (2.4 x 2.5)



Radiator, Upvc double glazed windows to three sides, Upvc double glazed door to one side and Upvc double glazed French doors to other side.

Inner Hallway



Radiator, boiler cupboard housing the 'Alpha' condensing combi boiler (approx. 3/4 years old). Doors to shower room and bedrooms;

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



Double bedroom with radiator and two Upvc double glazed windows to rear. Fitted wardrobes with sliding mirrored doors and inset ceiling spotlights. Upvc obscure double glazed window to side.

Bedroom Two 5'6" x 8'4" (1.7 x 2.55)



Single bedroom with radiator, Upvc double glazed window to side, spotlight and fitted wardrobes with sliding mirrored doors.

Shower Room 3'3" max x 7'10" max (1 max x 2.4 max)



Three piece suite comprising low flush w.c. sink with vanity unit and shower cubicle with mains shower. Tiled floor, part tiled walls and part upvc walls and upvc ceiling and spotlights. Extractor fan, fitted cupboard and heated towel radiator. Upvc obscure double glazed window to side.

External



Mature garden to front and side with well maintained lawns, pebbled borders with bushes, shrubbery and trees. Decked area to side and front affording the superb views. External lights, shed, tool shed and hardstanding area. Water butt

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.

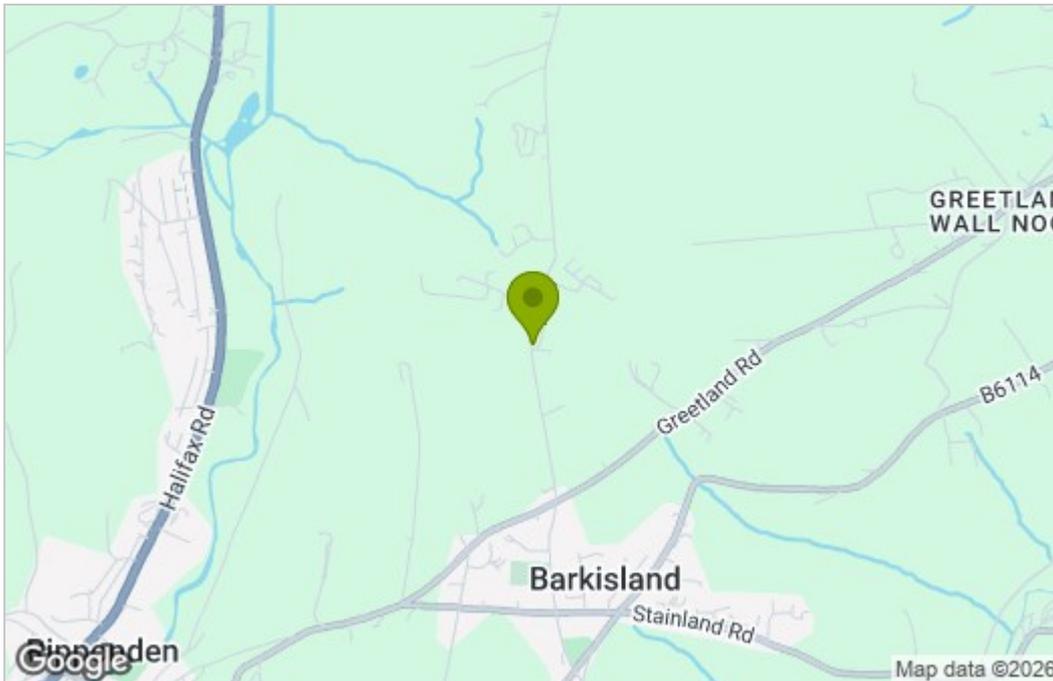
Other Details

Over 55s site. No pets. Calor Gas. Ground rent is £246 per month and includes water. Unexpired lease. Approx. age of park home 2004

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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