



Abbey Walk, Halifax, HX3 0AJ  
£230,000

E & H  
Edkins Holmes  
ESTATE AGENTS

An immaculately presented, three bedroom, terrace property in this sought after area of Halifax. This home benefits from two stylish reception rooms plus a sun room, modern kitchen, three bedrooms and a luxurious house bathroom. Ideally located for Calderdale Royal Hospital and within walking distance of Halifax town centre, local primary and secondary schools (including Crossley Heath Grammar school), local transport links and amenities. This home is ideally suited for a professional couple or family.

The accommodation, in brief, comprises: Entrance hall, lounge, dining room, sun room and kitchen to the ground floor. On the first floor are three bedrooms and the house bathroom. There are attractive enclosed gardens to both front and rear.



## Entrance Hall

Underfloor heating. Radiator. UPVC double glazed window to side elevation. Composite double glazed door to front elevation.

## Lounge 12'10" x 11'2" (3.912 x 3.423)

Coal effect living flame gas fire. Radiator. UPVC double glazed window to front elevation.

## Dining Room 11'1" x 15'6" (3.384 x 4.735)

Underfloor heating. Access to cellar. Radiator. Coal effect living flame gas fire.

## Kitchen 8'8" x 7'3" (2.657 x 2.235)

Fitted kitchen with wall and base units. Composite one and a half bowl sink. Eye level electric oven. Gas hob.

Integrated microwave. UPVC double glazed window to rear elevation.

## Sun Room 8'4" x 7'1" (2.551 x 2.179)

Underfloor heating.

## Landing

Stairs from entrance hall. Loft access. Partially boarded loft. Radiator. UPVC double glazed window to side elevation.

## Bedroom One 11'4" x 11'5" to chimney breast (3.468 x 3.500 to chimney breast)

Radiator. UPVC double glazed window to rear elevation.

## Bedroom Two 10'0" x 7'8" (3.053 x 2.351)

Radiator. UPVC double glazed window to front elevation.

## Bedroom Three 9'11" x 7'3" (3.031 x 2.214)

Radiator. UPVC double glazed window to front elevation.

## Bathroom

A stylish three piece suite comprising double vanity wash hand basin, bath with mixer taps and shower over, and WC. Towel radiator., Underfloor heating. Extractor fan. UPVC double glazed window to rear elevation.

## Parking

There is on street permit parking to the front of the property.

## Front Garden

Patio garden enclosed with wrought iron fencing.

## Rear Garden

The raised decking are has steps leading down to a low maintenance artificial lawn and patio garden.

## Council Tax Band B

## Energy

This property is energy rated E.

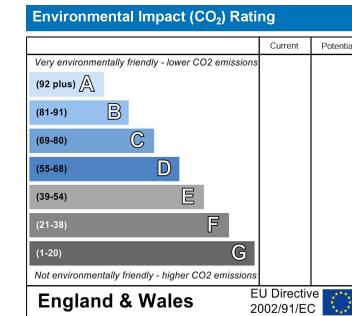
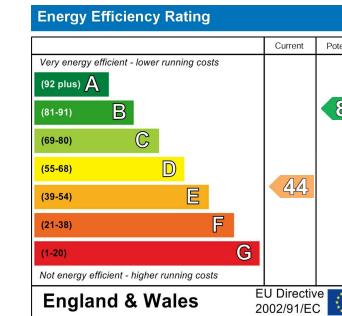
## Location

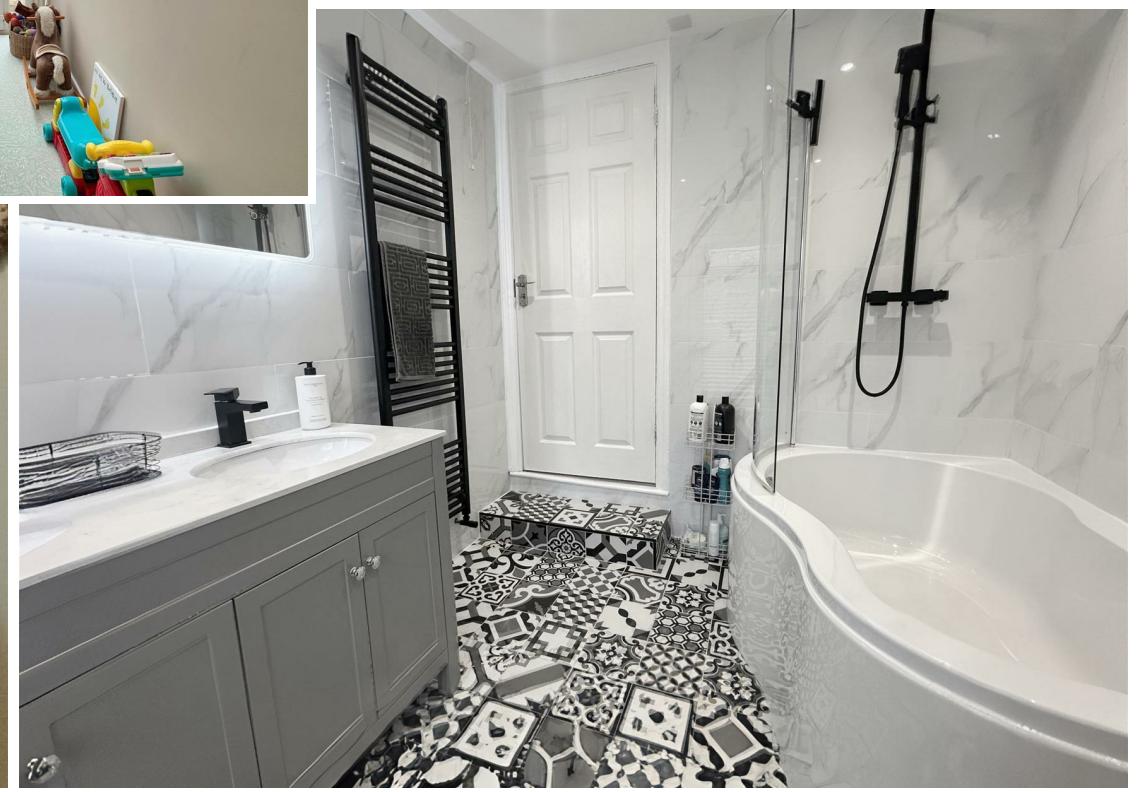
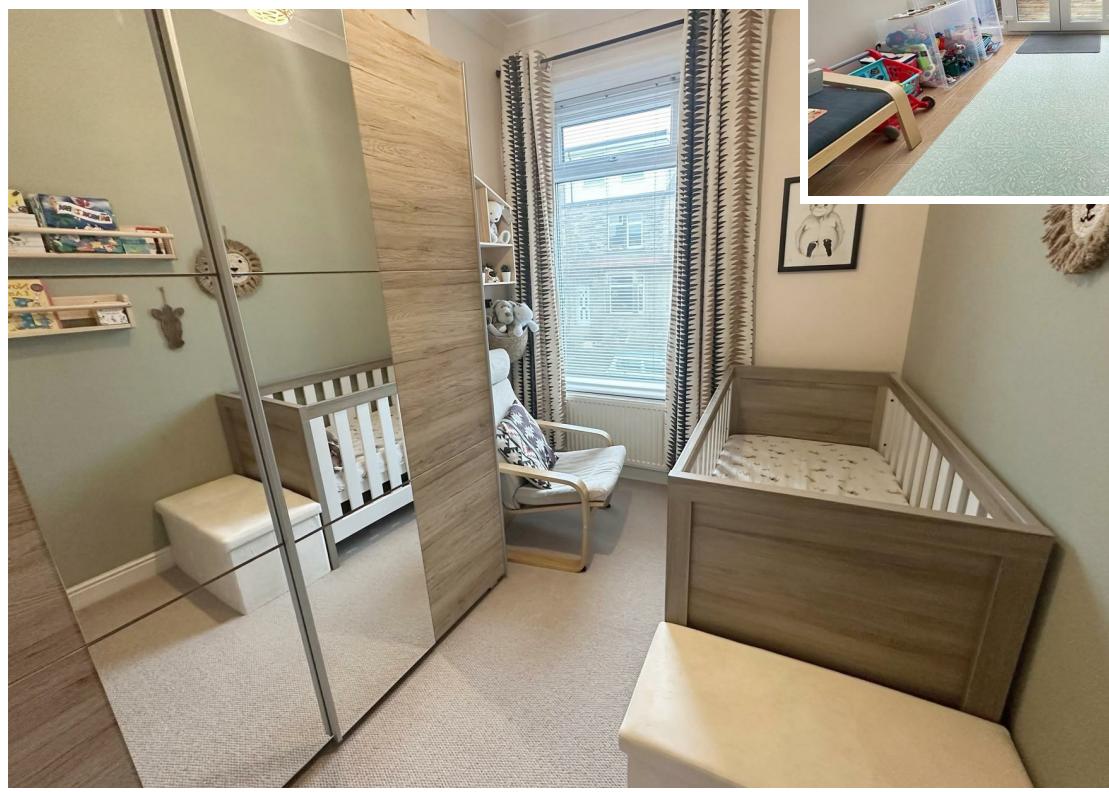
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property are terms.index.magic

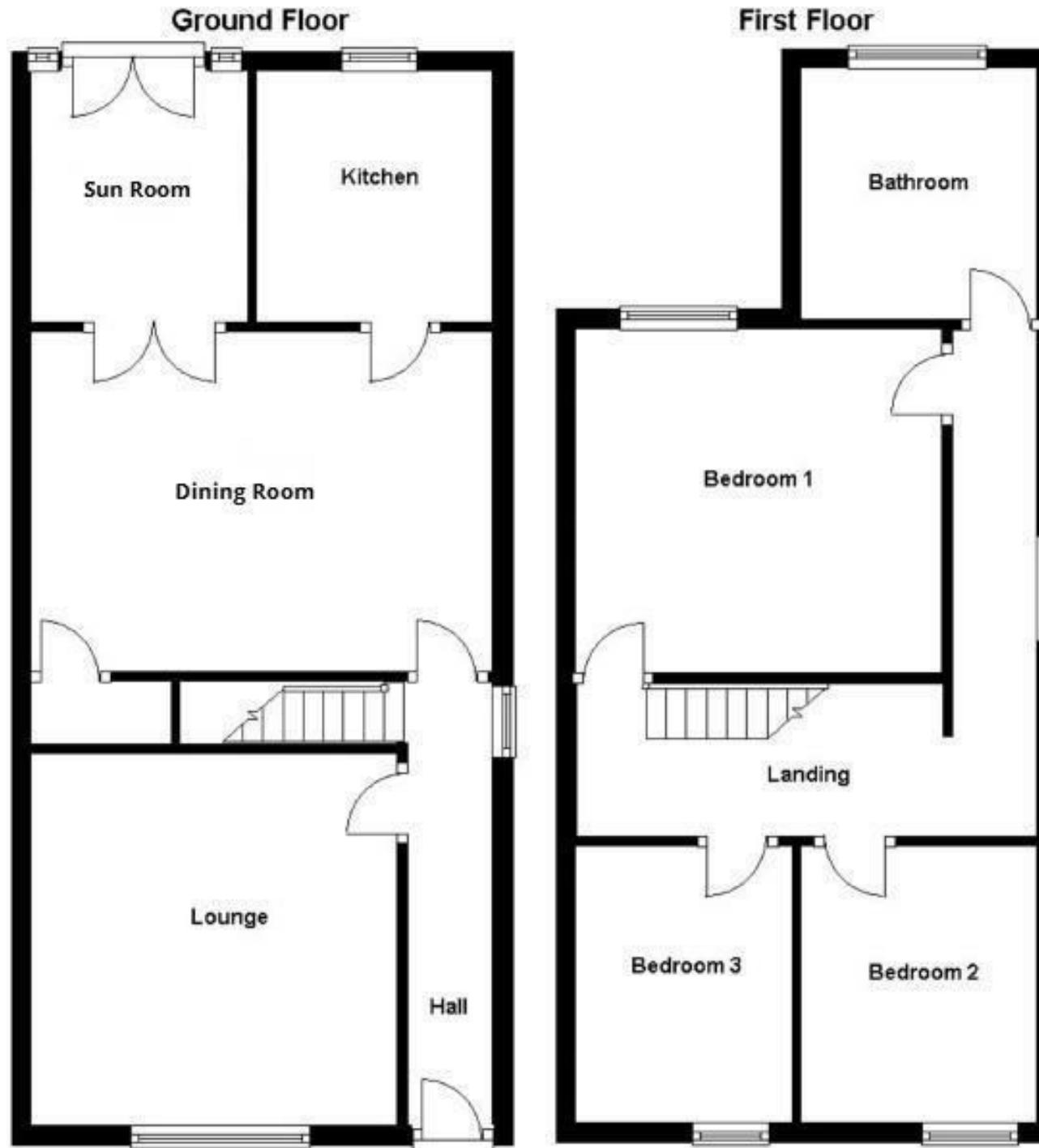
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