



## 23 ABBEY WALK OFF CORONATION ROAD, HALIFAX

Situated in this extremely popular and much sought-after residential location lies this deceptively spacious four bedroomed period terraced residence providing extremely attractive family accommodation. Just step inside this delightful family home and you cannot fail to be impressed by the accommodation provided which has recently been completely renovated to provide a most comfortable and attractive family home which briefly comprises an entrance hall, spacious lounge, spacious dining kitchen, utility room, office/conservatory, four bedrooms, modern bathroom, modern shower room, basement cellars, uPVC double glazing, gas central heating and gardens to front and rear. The property provides excellent access to the local amenities of Skircoat Green and Savile Park including outstanding schools, as well as easy access to Halifax town centre and the trans-Pennine road and rail network linking the business centres of Manchester and Leeds. Very rarely does an opportunity arise to purchase a 4 bedroomed property in this desirable location and as such an early appointment to view is essential to avoid disappointment.

Price Guide: 0/0 £199,995



The front entrance door opens into the

### ENTRANCE HALL

With high ceilings incorporating matching cornice and elegant arches, one double radiator and a laminate wood floor.

From the Entrance Hall a panelled door opens into the

### LOUNGE 4.84m x 3.52m



With angular bay window to the front elevation incorporating uPVC double glazed units and providing this room with its light and spacious aspect. Inset fireplace with ceramic inset and matching hearth with electric living flame stove, cornice to ceiling, one double radiator and a fitted carpet.

From the Entrance Hall a panelled door opens into the

### DINING KITCHEN 4.24m x 3.52m



This modern and spacious dining kitchen is fitted with a range of shaker style grey wall and base units to the length of one wall incorporating a stainless-steel single drainer sink unit with mixer tap, four ring halogen hob with extractor in canopy above, a fan assisted electric oven and grill beneath, integrated fridge and integrated dishwasher. The kitchen is tiled around the work surfaces with complementing colour scheme to the

remaining walls and a matching laminate wood floor, cornice to ceiling, and one double radiator.

From the Dining Kitchen glass double doors open to the

### CONSERVATORY/OFFICE 3.39m x 1.95m



With windows to two elevations, laminate wood floor, and a rear entrance door

From the Dining Kitchen a panelled door opens into the

### UTILITY ROOM 2.12m x 2.33m

With fitted work surface incorporating cupboard beneath, plumbing for an automatic washing machine, one double radiator, uPVC double glazed window to the rear elevation and a laminate wood floor.

From the Utility Room a panelled door opens to stairs leading down to the

### BASEMENT CELLAR

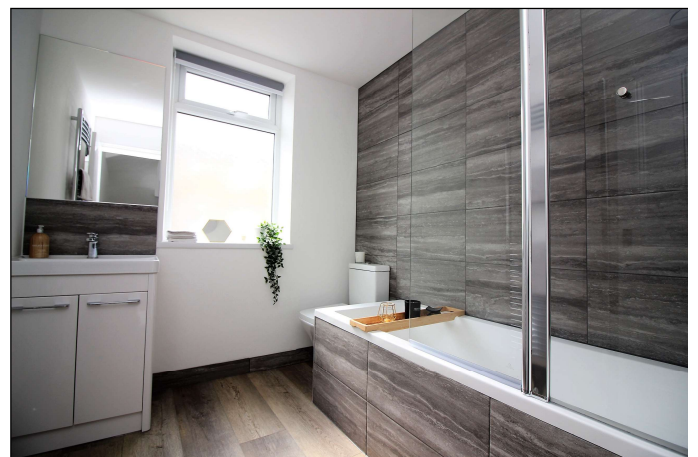
With power and light and housing the gas and electric meters. The basement cellars provide excellent storage facilities.

From the Entrance Hall stairs with fitted carpet lead to the

### FIRST FLOOR LANDING

With fitted carpet. From the Landing a panelled door opens into the

### BATHROOM



With modern white three-piece suite comprising hand wash basin in vanity unit with mixer tap, low flush WC and panelled bath with shower mixer tap. The bathroom is tiled around the bath and shower with complementing colour to the remaining walls and a matching luxury vinyl floor, uPVC double glazed window to the rear elevation, and a chrome heated towel rail/radiator. From the Landing a panelled door opens into

### **BEDROOM TWO 4.23m x 2.87m**



This second double bedroom has a uPVC double glazed window to the rear elevation, one double radiator and a fitted carpet. From the Landing a door opens into

### **SPACIOUS DOUBLE BEDROOM ONE 4.64m x 4.18m**



This spacious double bedroom has a uPVC double glazed windows to the front elevation, period cast iron fireplace to the chimney breast, one double radiator and a fitted carpet.

From the Landing stairs with fitted carpet leads to the

### **SECOND FLOOR LANDING**

With beam to ceiling, fitted carpet and door to under the eave's storage. From the Landing a door opens into

### **SHOWER ROOM**

With modern three-piece suite comprising pedestal wash basin, low flush WC and fully tiled walk-in shower cubicle with Mira shower unit. Velux double glazed

skylight window, chrome heated towel rail/radiator and a luxury vinyl floor. From the Landing a door opens into



### **BEDROOM THREE 3.32m x 2.10m**



With beams to ceiling, Velux double glazed skylight window, one double radiator and a fitted carpet. From the Landing a panelled door opens into

### **BEDROOM FOUR 2.26m x 2.11m**

With beam to ceiling, Velux double glazed skylight window, one double radiator and a fitted carpet.

### **GENERAL**

The property is constructed of stone and surmounted with 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.

### **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 flagged patio garden.

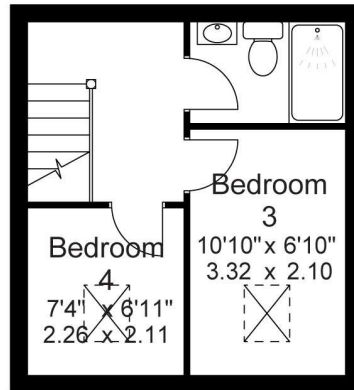
### **TO VIEW**

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

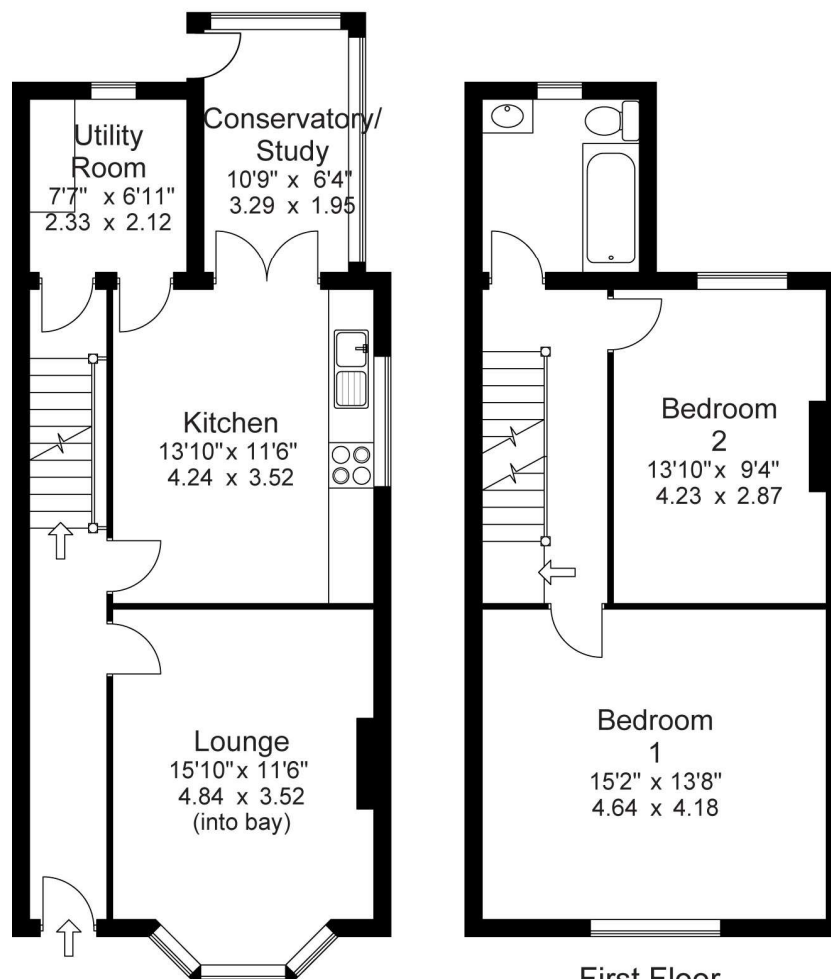
### **DIRECTIONS**

HX3 0AJ.

Approx Gross Floor Area = 1277 Sq. Feet  
= 118.37 Sq. Metres



Second Floor



Ground Floor

First Floor

For illustrative purposes only. Not to scale.

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