



31 Upper Abbots Royd Caravan Park , Halifax, HX4 0DE

**£70,000**

Offered FOR SALE with NO CHAIN is this ONE bedroom park home in the sought after area of Barkisland, Halifax. Enjoying superb views over the countryside the accommodation comprises; Sun room, lounge, dining kitchen, inner hallway, shower room and double bedroom. Gardens and 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

### Sun Room



Upvc double glazed leaded effect door, windows and French doors. Laminate floor, t.v. point and radiator. Door to dining kitchen;

### Dining Kitchen



Having a range of wall and base units with laminate worktop and tiled splashback. Plumbing for washing machine, stainless steel sink and drainer, gas cooker point with extractor above and integrated fridge/freezer. Laminate floor, spotlights and Upvc double glazed leaded effect window to side. Wall light and double doors to lounge;

### Lounge



Two radiators, two Upvc double glazed leaded effect windows to one side and Upvc double glazed leaded effect window to the other side. Upvc double glazed leaded effect window to front, room stat and wall lights. Electric fire with decorative fireplace and built in display cabinet.

### Inner Hallway



Storage cupboard and cupboard housing the 'BAXI' condensing combi boiler. Radiator, spotlights and doors to shower room and bedroom;

## Bedroom One



Double bedroom with wall light, radiator and wardrobes with sliding mirrored doors. Two Upvc double glazed leaded effect windows to rear.

## Shower Room



Three piece suite comprising low flush w.c. sink with vanity unit and walk in double shower cubicle with grab rail and mains shower. Laminate floor. heated towel radiator, spotlights and extractor fan. Part tiled walls and Upvc obscure double glazed leaded effect window to side.

## External



Decked area to the front and one side. Wooden shed.

## Parking

Block paved driveway for one car. Visitors parking available.

## 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?

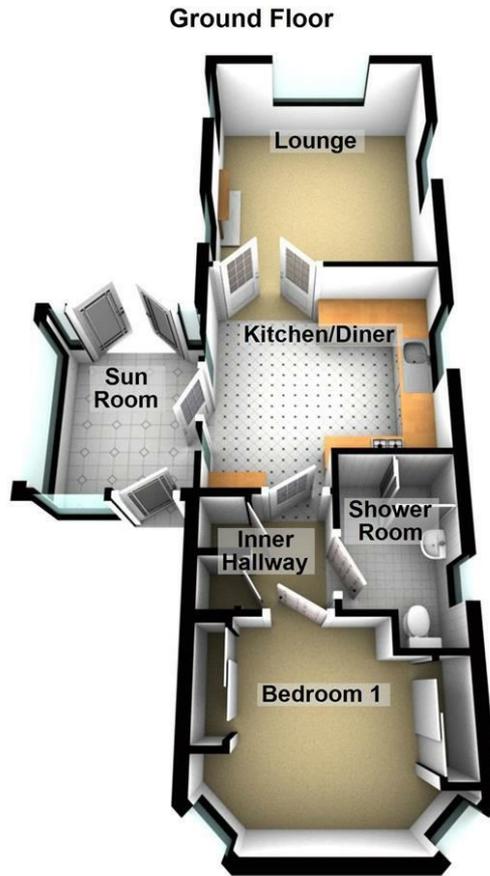
Call for a FREE, no obligation valuation.

## Other Details

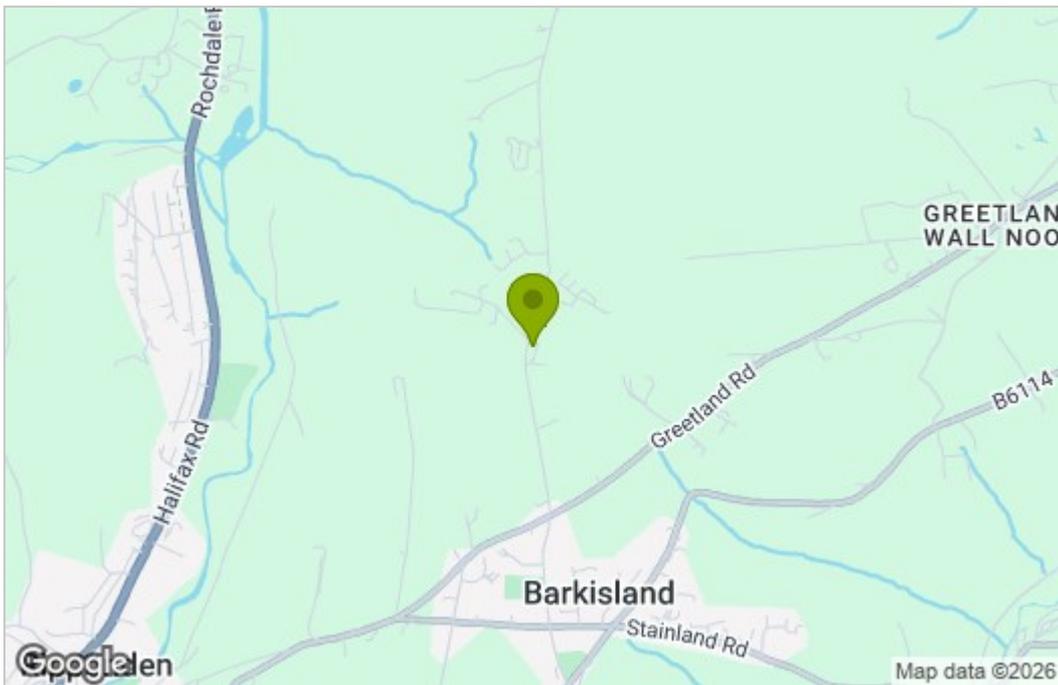
Over 55s site. No pets. Calor Gas. Ground rent is

£246 per month and includes water. Unexpired lease.

## Floor Plan



## Area Map



## Energy Efficiency Graph

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

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