Property@Kemp&Co









6 Savile Park Gardens, Savile Park, Halifax, HX1 2XL

Offers Over £325,000

: Desirable Residential Location
: 2 Reception Rooms & Conservatory
: Utility Room & Downstairs Cloakroom
: Off Road Parking For Numerous Vehicles
: Realistically Priced
: Spacious Period Semi Detached Family Home
: Modern Kitchen
: Easy Access To Halifax Town Centre
: Close To Outstanding Schools
: Viewing Essential

350 Skircoat Green Road, Skircoat Green, Halifax, West Yorkshire, HX3 0RR
01422 349222
sales@propertyatkemp.co.uk
propertyatkemp.co.uk

6 Savile Park Gardens, Halifax HX1 2XL

Situated in one of Calderdale's premier residential locations lies this four bedroomed semi-detached residence, providing deceptively spacious and attractive family accommodation.

Just step inside this spacious property and you cannot fail to be impressed by the accommodation provided, which briefly comprises an entrance hall, lounge with bay window, modern fully fitted dining kitchen, utility room, downstairs cloakroom, conservatory, family bathroom and four double bedrooms, one with en suite facilities. The property benefits from UPVC double glazing, gas central heating, off-road parking to the front and an attractive garden to the rear.

The property provides excellent access to the local amenities of Savile Park, Skircoat Green and King Cross, 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.

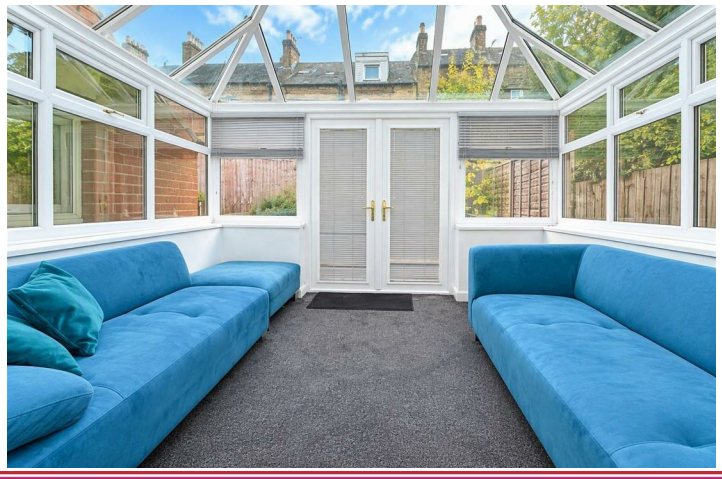
Very rarely does an opportunity arise to purchase such a quality semi-detached property in this sought after residential location and, as such, an early inspection to view, in order to avoid disappointment, is strongly recommended.

4 2 2

Council Tax Band: D







ENTRANCE HALL
UPVC double glazed front entrance door opens into the entrance hall with UPVC double glazed leaded and stained glass window to the side elevation, cornice to ceiling, one double radiator and laminate wood flooring. Spindle staircase leads to the first floor accommodation. From the entrance hall, a door opens to an understairs cupboard providing useful storage facilities.

From the entrance hall door to the

LOUNGE
15'10" x 16'2" (into bay window)
This spacious lounge with angular bay window to the front elevation incorporating leaded UPVC double glazed windows with stained glass upper panels. Feature chimney breast with inset log effect living flame gas fire, wall mounted television fittings above and fitted cupboards and shelving to either side. Cornice to ceiling with ornate plasterwork, one double radiator and a fitted carpet.

From the entrance hall door to the

OPEN PLAN DINING KITCHEN
22'9" x 12'9"
From the entrance hall, a glass panelled door opens into this spacious open plan dining kitchen.

KITCHEN AREA
The kitchen is fully fitted with a range of modern wall and base units incorporating quartz work surfaces with stainless steel sink unit and mixer tap, four ring gas hob with extractor above and fan assisted electric oven and grill beneath. Matching splashbacks with complementing colour scheme to the remaining walls. UPVC double glazed leaded window to the side elevation with stained glass upper panel, cornice to ceiling and inset spotlight fittings.

DINING AREA
The dining area features a chimney breast incorporating a coal effect living flame gas fire on a matching hearth, with built-in cupboards to either side of the chimney breast. Cornice to ceiling and inset spotlight fittings.

From the dining area, UPVC double glazed sliding patio doors open into the

CONSERVATORY
10'9" x 9'10"
With UPVC double glazed windows to three elevations, providing an attractive outlook over the rear garden. UPVC double glazed French doors open directly onto the rear garden. Fitted carpet.

From the kitchen door opens to the

UTILITY ROOM
The utility room has fitted units incorporating a quartz work surface and plumbing for an automatic washing machine. UPVC double glazed door to the side elevation, one double radiator and laminate wood flooring.

From the utility room door opens to the

DOWNSTAIRS CLOAKROOM
With modern white two piece suite incorporating hand wash basin in vanity unit with mixer tap and low flush WC. Tiled surround to the two piece suite, UPVC double glazed window to the side elevation, gas central heating boiler and one double radiator.

From the entrance hall stairs with fitted carpet lead to the

FIRST FLOOR LANDING
With cornice to ceiling, one double radiator and a fitted carpet.

From the landing door to

BEDROOM TWO
13'2" x 12'9"
From the landing, a door opens into this spacious double bedroom with leaded UPVC double glazed window to the rear elevation incorporating stained glass upper panel. Built-in wardrobes with bridging units, bedside cabinets and matching dressing table. Cornice to ceiling, one double radiator and a fitted carpet.

From the landing door opens to

BEDROOM THREE
7'4" x 12'9"
This double bedroom has fitted wardrobes to one wall incorporating bridging units, corner shelving and fitted drawers. Leaded UPVC double glazed window to the rear elevation with stained glass upper panel, cornice to ceiling, one double radiator and a fitted carpet.

From the landing door to the

FAMILY BATHROOM
Being fitted with a modern white five piece suite incorporating hand wash basin with mixer tap, low flush WC, bidet, walk-in shower cubicle with Mira shower unit and panelled bath. The bathroom is fully tiled, including the floor, and has UPVC double glazed windows to the front and side elevations incorporating stained glass panels. Panelled ceiling with inset spotlight fittings.

from the landing door to

BEDROOM ONE
16'0" x 12'9"
This spacious double bedroom has fitted wardrobes to one wall incorporating fitted drawers beneath. Leaded UPVC double glazed window to the front elevation with stained glass upper panels, one double radiator and a fitted carpet.

From the landing door to stairs leading to

ATTIC EDROOM FOUR
21'5" x 14'2" (maximum measurements)
This spacious attic bedroom has a leaded UPVC double glazed window to the side elevation, two double radiators and a fitted carpet.

The bedroom opens through into a

DRESSING AREA
With Velux double glazed skylight window, fitted wardrobes and one double radiator.

From the dressing area, a door opens into the

EN SUITE BATHROOM
With modern white three piece suite incorporating hand wash basin in vanity unit with mixer tap, low flush WC and panelled bath with Mira shower unit. The bathroom is fully tiled and has laminate wood flooring.

GENERAL
The property is constructed of brick and is surmounted with a blue slate roof. It has the benefit of all mains services, gas, water and electricity, with the added benefit of UPVC double glazing and gas central heating. The property is freehold and is in Council Tax Band D

EXTERNAL DETAILS
To the front of the property there is a large block paved area providing off-road parking for numerous vehicles. A pathway leads down the side of the property, which in turn provides access to the rear garden, where there is a further block paved patio area with flower beds incorporating mature plants and shrubs, providing an attractive setting for outdoor entertaining and relaxation.

TO VIEW
Strictly by appointment. Please telephone Property@Kemp & Co on 01422 349222.















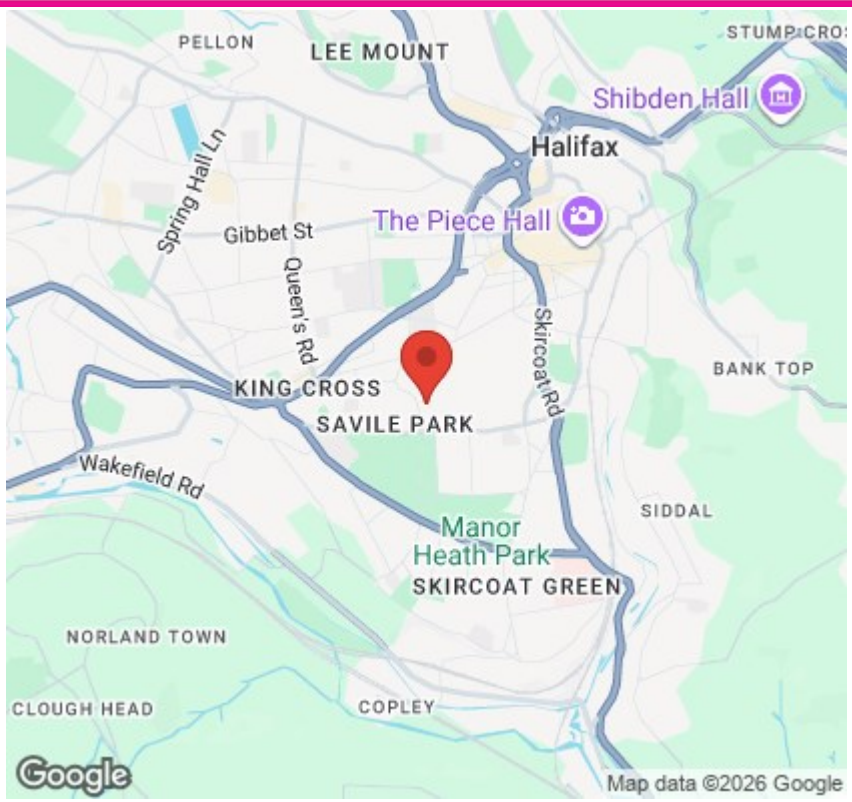












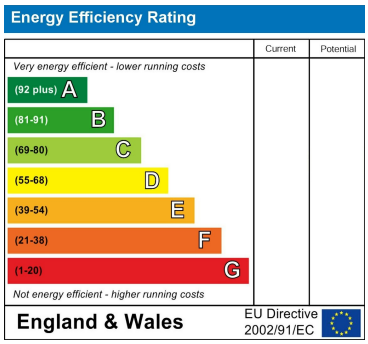
Directions

SAT NAV HX1 2XL

Viewings

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

EPC Rating:



Approx Gross Floor Area = 2026 Sq. Feet
= 188.2 Sq. Metres



For illustrative purposes only. Not to scale.

350 Skircoat Green Road, Skircoat Green, Halifax, West Yorkshire, HX3 0RR
01422 349222
sales@propertyatkemp.co.uk
propertyatkemp.co.uk