



13 Rocks Road, Savile Park, Halifax, HX3 OHR

Offers Around £325,000

- : Semi Detached Dormer Bungalow
- : Requires Cosmetic Attention
- : Gardens to The Front & Rear
- : Highly Desirable Residential Location
- : Realistically Priced
- : 3 Bedrooms & 2 Reception Rooms
- : Fully Fitted Modern Kitchen & Bathroom
- : Garage & Off Road Parking
- : Close To Outstanding Schools
- : Viewing Essential

13 Rocks Road, Halifax HX3 0HR

Situated in one of Calderdale's premier residential locations, in the heart of Savile Park, lies this deceptively spacious three bedroomed dormer bungalow. Although the property requires some cosmetic attention, which is reflected in the asking price, it benefits a modern fitted kitchen, modern bathroom, rewiring, UPVC double glazing and gas central heating.

The property briefly comprises an entrance hall, spacious lounge, modern fitted kitchen, dining room/bedroom four, three further bedrooms (one with an en-suite shower room), modern bathroom, gardens to the front and rear, ample off-road parking and a detached garage.

The property provides excellent access to the local amenities of Savile Park and Skircoat Green, including outstanding schools, parks, local shops, cafés and Calderdale Royal Hospital, together with 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 dormer bungalow in this highly regarded location and, as such, an early internal inspection is strongly recommended to fully appreciate the deceptively spacious accommodation provided.



Council Tax Band: D



ENTRANCE HALL

Front entrance door opens into the entrance hall with one double radiator and fitted carpet. Door to a useful storage cupboard housing the gas central heating boiler.

From the entrance hall a door opens into the:

DINING ROOM / BEDROOM FOUR

11'10" x 10'4"

With UPVC double glazed window to the front elevation, door to an under-stairs cupboard providing useful storage facilities, one double radiator and fitted carpet.

From the entrance hall a folding door opens into the:

KITCHEN

9'6" x 8'2"

Being fitted with a range of modern wall and base units incorporating matching work surfaces with single drainer sink unit and mixer tap, four-ring gas hob with electric oven beneath and integrated washing machine. The kitchen is tiled around the work surfaces with a complementing colour scheme to the remaining walls. UPVC double glazed window to the front elevation and external entrance door.

From the entrance hall a door opens into the:

LOUNGE

16'10" x 11'4"

This spacious lounge has a UPVC double glazed window to the rear elevation overlooking the rear garden, telephone point, one double radiator and a fitted carpet.

From the entrance hall a door opens into:

BEDROOM THREE

10'4" x 8'5"

With UPVC double glazed window to the rear elevation, one double radiator and a fitted carpet.

From the entrance hall a door opens into the:

BATHROOM

With modern white three-piece suite incorporating shower, low flush W/C and pedestal wash basin. The bathroom is fully tiled and has a UPVC double glazed window to the side elevation, extractor fan and heated towel rail/radiator.

From the entrance hall stairs with fitted carpet lead to the:

LANDING

With built-in wardrobes to one wall and fitted carpet.

From the landing a door opens into:

BEDROOM TWO

11'3" x 10'8"

With UPVC double glazed window to the rear elevation enjoying panoramic views, built-in wardrobes to one wall with cupboards above and fitted drawers, one double radiator and fitted carpet.

From the landing a door opens into:

BEDROOM ONE

15'11" maximum, narrowing to 12'11" x 9'4"

With UPVC double glazed window to the side elevation, one double radiator, door to cupboard providing useful storage facilities, access to useful under-eaves storage and fitted carpet.

From the bedroom a door opens into the:

EN-SUITE SHOWER ROOM

With three-piece suite incorporating hand wash basin with mixer tap set within a vanity unit, low flush W/C and corner shower cubicle with shower unit. The shower room is tiled around the shower area with a complementing colour scheme to the remaining walls and an extractor fan.

GENERAL

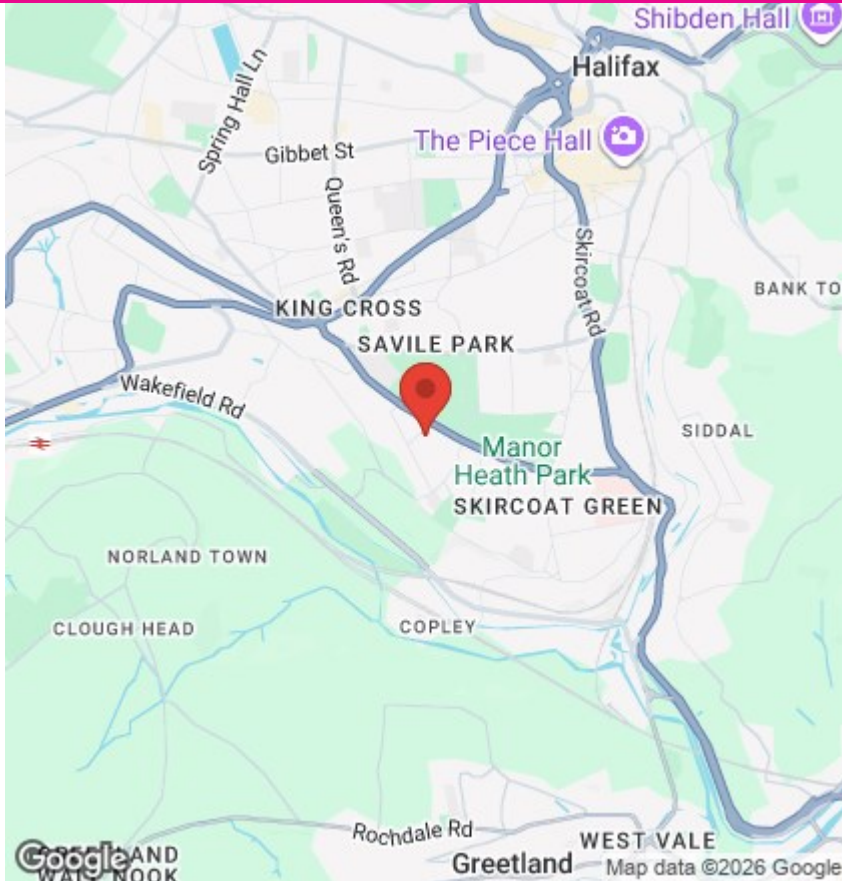
The property is constructed of brick with a tiled roof and has the benefit of all mains services, gas, water and electric, together with UPVC double glazing and gas central heating. The property is Freehold and is in Council Tax Band D.

EXTERNAL

To the front of the property there is a flagged area providing off-road parking together with a flower and shrub border. A flagged driveway continues to the side of the property, providing additional off-road parking for numerous vehicles and leading to the detached garage. To the rear of the property there is a flagged patio area and established garden with a variety of mature plants and shrubs.

TO VIEW

Strictly by appointment. Please telephone Property@Kemp & Co, Halifax, on 01422 349222.



Directions

SAT NAV HX3 0HR

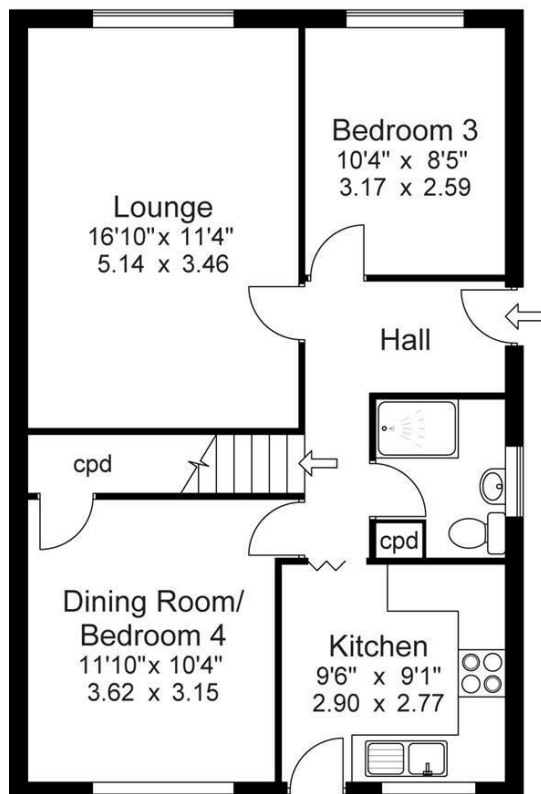
Viewings

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

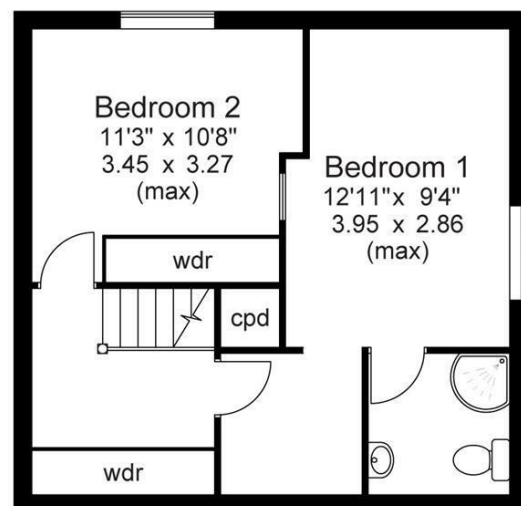
EPC Rating:

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

Approx Gross Floor Area = 1048 Sq. Feet
= 97.4 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.