



## New Royd Heath Villas, Savile Park, Halifax, HX3 0BB

Offers Around £975,000

- : Highly Desirable Residential Location
- : 7 Bedrooms
- : Spacious Modern Fully Fitted Open Plan Dining Kitchen
- : Modern Fully Fitted Utility Room & Double Garage
- : Excellent Access to Halifax Town Centre & M62
- : Detached Bungalow with 2 Storey Extension
- : 2 Reception Rooms & Conservatory
- : 3 Bathrooms
- : Easy Access to Outstanding Schools
- : Viewing Is Essential



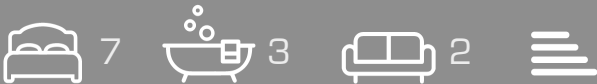
# New Royd Heath Villas, Halifax HX3 0BB

New Royd is a unique detached bungalow with a 2 storey extension situated within the highly desirable and much sought-after residential location of Heath Villas, a select cul de sac of premium properties in the Savile Park area of Halifax providing spacious seven bedroomed family accommodation.

This individual designed residence has the benefit of an entrance hall, 2 reception rooms, a spacious open plan modern dining kitchen, 7 bedrooms, 3 bathrooms, a large utility room, a double garage and extensive landscaped gardens.

The property is situated in this highly desirable residential location offering excellent access to the local amenities of Savile Park and Skircoat Green, 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.

Set within private landscaped gardens this superb property provides a tranquil and private family home, and an early inspection to view is strongly recommended.



Council Tax Band: G



### ENTRANCE HALL

Front entrance door opens into a welcoming entrance hall with Karndean flooring, two double radiators, inset spotlights to the ceiling and access to a fully insulated and partly boarded loft via a loft ladder. There is a door to a useful storage cupboard.

From the entrance hall door opens to the

### SITTING ROOM

27'11" x 12'11"

A spacious and light-filled reception room with three bay windows to the front and side elevations, all incorporating double glazed units and providing delightful garden views. Features include a modern living flame gas fire set into an inlaid surround, two TV points, two double radiators and Karndean flooring.

From the sitting room door to the

### MODERN OPEN PLAN DINING KITCHEN

24'10" x 16'8"

An exceptionally spacious dining kitchen fitted with an extensive range of modern white wall and base units with contrasting granite work surfaces incorporating a single drainer and one-and-a-half bowl sink unit with mixer tap. Integrated appliances include a Bosch five-ring gas hob with extractor in stainless steel canopy above, Bosch double oven and grill, Bosch microwave, dishwasher and fridge/freezer. This superb kitchen is tiled around the work surfaces with complementing decor to the remaining walls and a matching Karndean floor. Double glazed windows to the rear and side elevations provide a pleasant outlook. There are two double radiators, a TV point, and a door leading onto a south-facing decked seating area.

From the dining kitchen bi folding doors open to the

### CONSERVATORY

16'3" x 11'3"

Accessed via bi-folding double glazed doors from the dining kitchen, the conservatory features double glazed windows to three elevations and French doors opening onto the decked entertaining area, enjoying attractive garden views. One double radiator and Karndean flooring.

From the entrance hall door to the

### SHOWER ROOM

A modern shower room fitted with a contemporary white three-piece suite comprising hand wash basin set within a vanity unit with mixer tap, low flush W/C and large walk-in shower cubicle with rainfall and handheld fittings. Fully tiled walls and floor with electric underfloor heating, chrome heated towel rail, extractor fan, inset ceiling spotlights and double glazed window to the rear elevation.

From the entrance hall door to the

### FAMILY BATHROOM

Fitted with a modern white three-piece suite comprising a freestanding bath with mixer tap, pedestal wash basin and low

flush W/C. Fully tiled walls and floor with electric under floor heating, chrome heated towel rail, inset ceiling spotlights and double glazed window to the rear elevation.

From the entrance hall door to

### BEDROOM THREE

10'7" x 11'0"

With full-height double glazed windows to the front elevation, built-in wardrobes to one wall, one double radiator and a fitted carpet.

From the entrance hall door to

### BEDROOM FOUR

8'11" x 14'3"

Double glazed window to the front elevation, double doors to built-in wardrobe, one double radiator and a fitted carpet.

From the entrance hall door to

### BEDROOM FIVE

14'3" x 8'9"

Double glazed window to the rear elevation enjoying an attractive garden outlook, one double radiator and a fitted carpet.

From the entrance hall door to

### BEDROOM ONE

14'3" x 10'10"

A generous double bedroom with double glazed window to the rear elevation and double glazed door opening onto a flagged patio with garden views. Includes TV point, one double radiator and a fitted carpet.

From the entrance hall door to an

### INNER HALL

With Karndean flooring and door to an under-stairs store cupboard.

From the inner hall door to

### BEDROOM TWO

17'11" x 13'2"

A spacious double bedroom adapted for mobility requirements, including an overhead hoist track with an electric hoist. Double glazed window to the rear elevation and French doors to the side opening onto a flagged patio and garden. Karndean flooring with under floor heating.

From the bedroom sliding double doors open into the

### WET ROOM

Adapted for disabled use and fitted with a hoist track, custom bath, pedestal wash basin, low flush W/C and an open shower area. The wet room is fully tiled throughout, and has inset ceiling spotlights and under floor heating.

From the inner hall door to the



### UTILITY ROOM / SECOND KITCHEN

14'7" x 8'0"

A large and fully fitted secondary kitchen with a modern range of white wall and base units incorporating matching work surfaces with a four-ring gas hob and extractor canopy above. Stainless steel single drainer sink unit with mixer tap, integrated oven and grill, plumbing for an automatic washing machine and space for tumble dryer. This utility room/kitchen extensively tiled around the work surfaces with complementing decor, double glazed window to the side elevation, glass panelled side entrance door, Worcester combination boiler and Karndean flooring.

From the inner hall door to the

### LOUNGE / PLAYROOM

17'11" x 13'10"

A versatile and spacious reception room with two double glazed windows to the front elevation and a separate front entrance door. Inset ceiling spotlights, Karndean flooring with underfloor heating.

From the inner hall stairs with a fitted carpet lead to the

### FIRST FLOOR LANDING

With double glazed skylight and window.

### BEDROOM SEVEN

30'6" (max) x 13'8" narrowing to 8'10"

A superb and versatile double bedroom with four Velux double glazed skylight windows and an additional double glazed window to the front elevation, creating a light and airy space. One double radiator, TV point, fitted carpet and access to under-eaves storage.

### EN SUITE SHOWER ROOM

Fitted with a modern white three-piece suite comprising pedestal wash basin, low flush W/C and shower cubicle with shower unit. Fully tiled walls and floor, chrome heated towel rail, double glazed skylight and access to under-eaves storage.

### EXTERNAL DETAILS

The property nestles within attractive mature gardens incorporating well-maintained lawns, a large flagged patio, decked seating and entertainment area, and a variety of mature plants and shrubs. Ample off-road parking is provided by the drive which leads to the

### DOUBLE GARAGE

18'7" x 18'0"

This double garage has an electric door, power, light, water, and a rear entrance door.

### GENERAL

The property is constructed of stone and surmounted with a blue slate roof. It benefits from all main services including gas, water and electricity, together with double glazing and gas central heating with under floor heating to the ground floor of the extension. The property is Freehold and is in Council Tax Band G











### Directions

SAT NAV HX3 0BB

### 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) <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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

