

## 26 Edgefield Grove, Savile Park, Halifax, HX3 OGY

Offers Over £300,000

- : Cash Buyers Only
- : Extended Large Open Plan Dining Kitchen & Living Area
- : Spacious Family Home
- : Utility Room and Downstairs Cloakroom
- : Highly Desirable Residential Location
- : Extended Stone Built End Townhouse
- : Close to Outstanding Schools
- : 5 Bedrooms (master with en suite)
- : Easy Access to Halifax Town Centre
- : Chain Free



# 26 Edgefield Grove, Halifax HX3 0GY

## CASH BUYERS ONLY

An Internal inspection is absolutely essential to fully appreciate this 4/5 bedroomed extended end town house which is situated in one of Calderdale's premier residential locations within walking distance of Savile Park & Skircoat Green.

Just step inside this delightful stone-built residence to fully appreciate the family accommodation provided which briefly comprises of an entrance hall, downstairs cloakroom, open plan dining kitchen, utility room, lounge, 5 bedrooms (master with en suite) bathroom, garden, off road parking.

The property enjoys attractive open views to the rear. This deceptively spacious residence provides easy access to Halifax Town centre, the local amenities of Skircoat Green and Savile Park, including outstanding schools, and the M62 motorway network linking the business centres of Manchester and Leeds.

An early appointment to view this delightful family home is strongly recommended in order to avoid disappointment.

CHAIN FREE



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Council Tax Band: D



### SPACIOUS ENTRANCE HALL

With one single radiator and fitted carpet.

### DOWNSTAIRS CLOAKROOM

With two piece suite comprising hand wash basin and low flush W.C. One single radiator, extractor fan and fitted carpet.

### MODERN FULLY OPEN PLAN DINING KITCHEN

16'11" x 9'3" plus 22'4" x 8'7"

This superb open plan dining kitchen has two large skylight windows with further windows to the front and side elevations with bi folding patio doors opening on to the rear garden which provide this superb room with its light and spacious aspect. Inset spotlight fittings to the ceiling and 2 radiators. The kitchen units and the appliances have been taken out of the property.

From the dining kitchen through to the

### LOUNGE

15'8" x 14'11" max

This delightful room has double glazed French doors opening on to the rear garden with floor to ceiling windows to either side. Wall mounted TV point and a modern vertical radiator.

From the Lounge door opens to the

### UTILITY ROOM

6'0" x 4'11"

With fitted double unit and work surface and plumbing for an automatic washing machine and a tumble dryer. The utility room is tiled around the work surfaces with complementing colour scheme to the remaining walls and a matching tiled floor. Power, light and one single radiator.

From the entrance hall stairs lead to the

### FIRST FLOOR LANDING

With one single radiator and fitted carpet.

From the landing door to

### BEDROOM 2 / LOUNGE

15'8" x 15'10"

Originally when the property was built this room was the lounge but the present owners use it as a double bedroom. This spacious room has an angular bay window to the rear elevation enjoying delightful open views. Further uPVC double glazed widow to the rear elevation providing this room with its light and spacious aspect. One double radiator, one TV point and a fitted carpet.

From the Landing a panel door opens into the

### MASTER BEDROOM

17'1" x 8'11" max

With uPVC double glazed window to the front elevation, one double radiator, one TV point, one telephone point and fitted carpet.

From the bedroom door opens to

### EN SUITE SHOWER ROOM

With white three-piece suite comprising pedestal wash basin, low flush W.C. and fully tiled shower cubicle with shower unit. The en suite is extensively tiled around the shower with complementing colour scheme to the remaining walls, inset halogen spotlight fittings to the ceiling, uPVC double glazed window to the front elevation, one single radiator, fitted carpet and extractor fan.

From the first floor landing stairs lead to

### SECOND FLOOR LANDING

With skylight tube, one single radiator, access to loft and door to cylinder cupboard with airing shelves.

From the landing door to

### BEDROOM THREE

15'8" x 11'6" max

This spacious second double bedroom has two uPVC double glazed windows to the front elevation providing this room with its light and spacious aspect. Two single radiators, one TV point and fitted carpet.

From the Landing a door opens into the

### BEDROOM FOUR

11'3" x 7'8" max

With uPVC double glazed window to the front elevation enjoying far reaching views, one TV point, one single radiator and fitted carpet.

From the Landing a door to

### BEDROOM FIVE

9'3" x 7'8"

This single bedroom has a uPVC double glazed window to the rear elevation enjoying attractive open views. One TV point, one telephone point, one single radiator and fitted carpet.

From the Landing a door opens into the

### BATHROOM

With modern white three-piece suite comprising pedestal wash basin, low flush W.C. and panel bath with thermostatically controlled shower. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls. Inset halogen spotlight fittings to the ceiling, skylight tube, extractor fan and one double radiator.

### GENERAL

The property is constructed of stone and is 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. The property is Freehold and is in Council Tax Band D

### EXTERNAL

To the front of the property there is a block paved area providing parking for numerous vehicles with a shrub border. To the side of the property there is a path leading to the rear garden. A flagged path runs to the front of the property and leads to the front entrance door. To the rear of the property is a small, flagged patio area and enclosed lawned garden.

### TO VIEW

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



## Directions

SAT NAV HX3 OGY

## Viewings

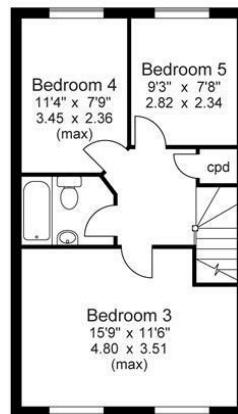
Viewings by arrangement only. Call 01422 349222 to make an appointment.

## EPC Rating:

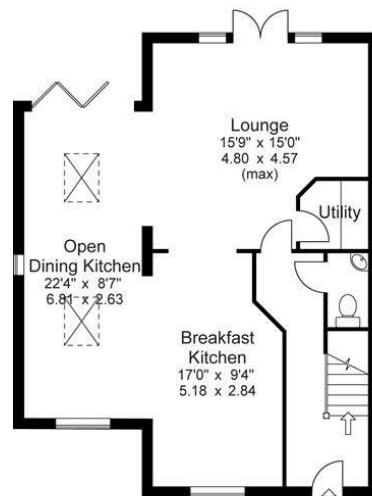
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

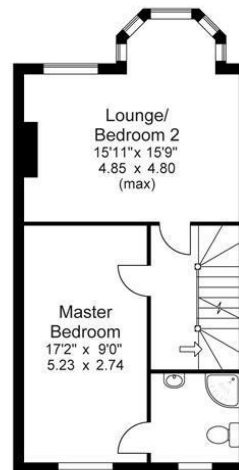
Approx Gross Floor Area = 1631 Sq. Feet  
= 151.19 Sq. Metres



Second Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale.