



25 Kensington Road, Savile Park, Halifax, HX3 0HN

Offers Around £450,000

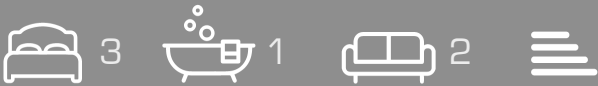
- : Highly Desirable Residential Location
- : Extended Semi Detached Residence
- : Superb Open Plan Dining Kitchen
- : Close To Outstanding Schools
- : Beautifully Presented Family Home
- : Superb Accommodation With Quality Fixtures & Fittings
- : 3 Bedrooms
- : Gardens Front & Rear
- : Easy Access to Halifax Town Centre & M62
- : Viewing Essential

# 25 Kensington Road, Halifax HX3 0HN

Situated in one of Calderdale's premier residential locations lies this superb extended three-bedroom semi-detached residence, providing an extremely attractive family home. Step inside this delightful property and you cannot fail to be impressed by the accommodation, which boasts a wealth of quality fixtures and fittings.

The property briefly comprises an entrance hall, lounge, spacious open-plan kitchen/dining/family room, three good-sized bedrooms, modern bathroom, separate W/C, gardens to the front and rear, detached garage, UPVC double glazing, and gas central heating.

The property provides excellent access to the local amenities of Savile Park and Skircoat Green, as well as easy access to Halifax Town Centre and the M62 motorway network linking the business centres of Manchester and Leeds. Very rarely does an opportunity arise to purchase such a quality home in this sought-after location, and an early inspection is strongly recommended to avoid disappointment.



Council Tax Band: C



### ENTRANCE HALL

With cornice to ceiling, Karndean wood floor, one radiator,, and understairs cupboard with window to the side elevation housing the Baxi central heating boiler and providing useful storage facilities.

From the entrance hall, a door opens into the:

### LOUNGE

15'1" x 14'5" (into bay window)

With angular bay window to the front elevation incorporating UPVC double-glazed units. Feature period fireplace to the chimney breast with coal-effect living flame gas fire on matching hearth. Cornice to ceiling, one radiator, one TV point, and fitted carpet.

From the entrance hall, a door opens into the:

### OPEN PLAN KITCHEN/DINING ROOM/FAMILY ROOM 19'4" x 23'6"

#### KITCHEN AREA

Fully fitted with a range of modern wall and base units together with a separate breakfast bar incorporating matching granite work surfaces with inset stainless steel single drainer sink unit with mixer tap, five-ring gas hob with extractor in stainless steel glazed canopy above, fan-assisted electric oven and grill. The microwave, wine cooler, dishwasher, washing machine, and fridge freezer are all integrated within the base units and breakfast bar. This superb kitchen has matching granite splashbacks with complementing colour scheme to the remaining walls. UPVC double-glazed window to the rear elevation and Velux double-glazed skylight window provide this room with its light and spacious aspect. Karndean flooring.

#### DINING AREA

With inset spotlight fittings to ceiling, one radiator, and Karndean flooring.

### FAMILY AREA

With UPVC double-glazed French doors opening onto the landscaped rear garden, two Velux double-glazed skylight windows, wall-mounted TV fittings, one radiator, and Karndean flooring.

From the entrance hall, a spindle staircase with fitted carpet leads to the:

### HALF LANDING

With UPVC double-glazed window to the side elevation. From the half landing, stairs continue to the:

### LANDING

10'8" x 12'1"

With access via loft ladder to the loft.

The loft provides an office/study or potential fourth bedroom with inset spotlight fittings, double-glazed skylight window, fitted carpet, and doors to three separate under the eaves storage spaces.

From the landing, door to:

### BATHROOM

Fitted with a modern white four-piece suite incorporating pedestal wash basin, low flush W/C, panelled bath with mixer shower tap, and large corner shower cubicle with shower unit. The bathroom is fully tiled, including the floor, and has a UPVC double-glazed window to the rear elevation. Inset spotlight fittings to a uPVC panelled ceiling, and a chrome heated towel rail/radiator.

From the landing door to the

### SEPARATE WC

With modern white low flush W/C and wash basin with mixer tap. UPVC double-glazed window to the rear elevation, chrome heated towel rail/radiator, and a tiled floor.

From the landing door to

### BEDROOM ONE

12'5" x 12'0" (into wardrobes)

With built-in wardrobes to either side of the chimney breast with cupboard space above and dressing table with mirror. UPVC double-glazed window to the front elevation enjoying an attractive garden outlook. Cornice to ceiling with matching picture rail, one single radiator, and a fitted carpet.

From the landing door to

### BEDROOM TWO

11'8" x 11'10" (excluding wardrobes)

With built-in wardrobes to either side of the chimney breast with cupboard space above. Picture rail, UPVC double-glazed window to the rear elevation enjoying an attractive garden outlook, one double radiator, and a fitted carpet.

From the landing door to

### BEDROOM THREE

9'0" x 6'6"

A spacious single bedroom with UPVC double-glazed window to the front elevation, built-in cupboard providing excellent storage facilities, one double radiator, and a fitted carpet.

### GENERAL

The property is constructed of stone and surmounted with a blue slate roof. It has the benefit of all mains services, gas, water, and electric, together with UPVC double glazing and gas central heating. The tenure is Freehold. Council Tax Band C.

### EXTERNAL DETAILS

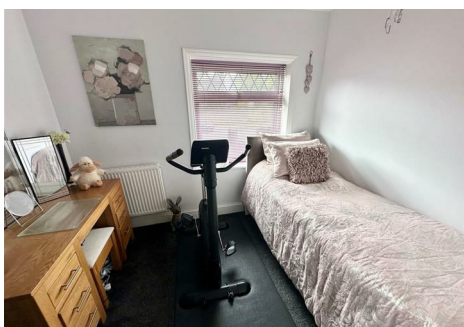
To the front of the property there is a tarmac drive where two cars can be comfortably parked, lawned garden, flagged pathway, and mature plants and shrubs. The drive continues to the side of the property where the tarmac has been replaced by coloured resin and leads to a detached garage with an up-and-over door, presently used to house a tumble dryer, an additional fridge freezer and provide extra storage.

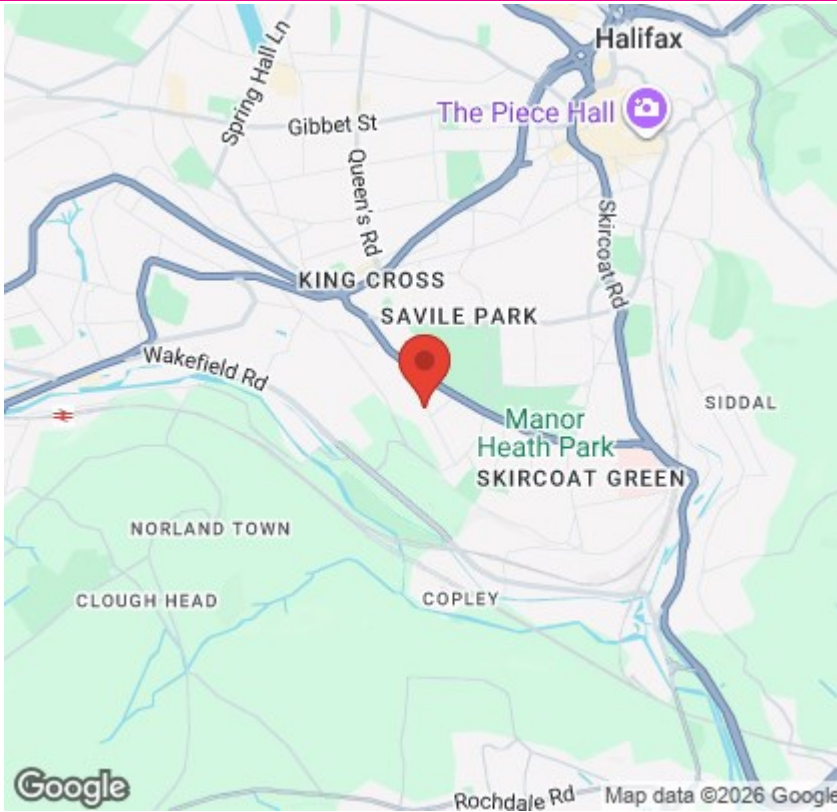
To the rear of the property there is a private landscaped garden incorporating composite decked area partially covered by a gazebo, Indian stone-flagged patio, lawn, and mature plants and shrubs.

### VIEWING

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







### Directions

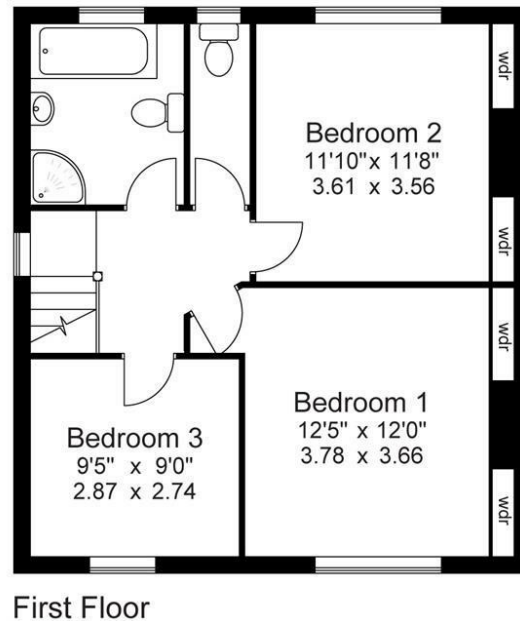
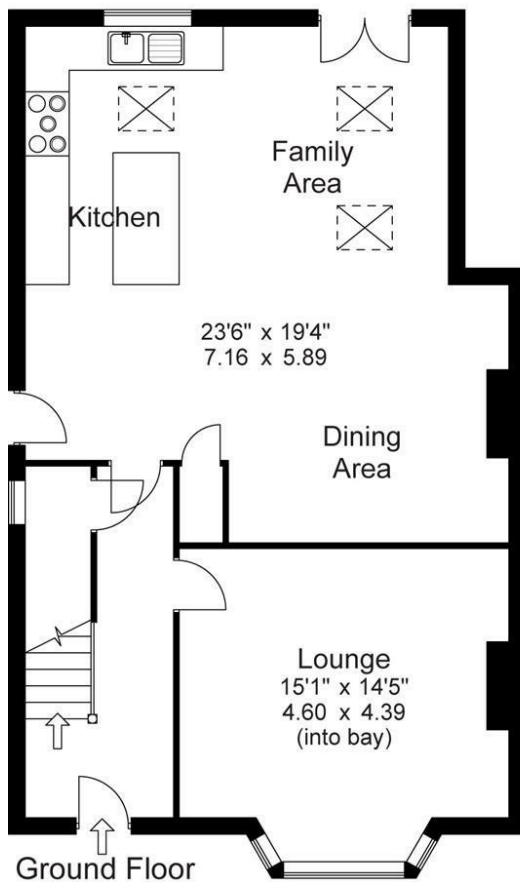
### Viewings

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	

Approx Gross Floor Area = 1306 Sq. Feet  
= 121.4 Sq. Metres



For illustrative purposes only. Not to scale.