



20 Edgefield Grove, Savile Park, Halifax, HX3 OGY

Offers Over £375,000

- : Highly Desirable Residential Location
- : 4 Bedrooms (one with en suite shower room)
- : Spacious Lounge
- : Close To Outstanding Schools
- : Utility Room & Downstairs Cloakroom
- : Delightful Family Home
- : Modern Dining Kitchen
- : Garage & Gardens
- : Attractive Views To The Rear
- : Viewing Essential

20 Edgefield Grove, Halifax HX3 0GY

Situated in one of Caldendale's premier residential locations in the heart of Savile Park, lies this four bedroomed end townhouse, providing deceptively spacious family accommodation which has recently been modernised.

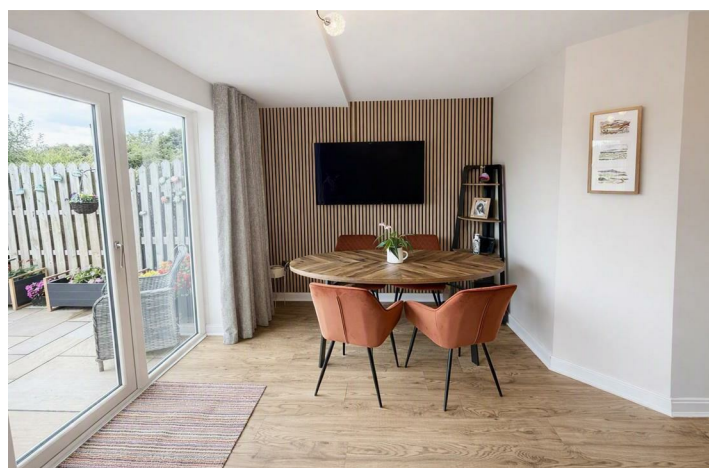
This delightful family home briefly comprises an entrance hall, downstairs cloakroom, modern fully fitted dining kitchen, utility room, lounge, four bedrooms (master with en suite), bathroom, garage, off road parking, garden, double glazing and gas central heating.

The property provides excellent access to the local amenities of Savile Park and Skircoat Green, including outstanding schools, parks, shops and cafe's, 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.

An internal inspection of this delightful recently renovated family home is absolutely essential to fully appreciate the attractive accommodation provided and the open panoramic views to the rear.



Council Tax Band: D



ENTRANCE HALL

With one single radiator and a laminate wood floor.

From the entrance hall door to the

DOWNSTAIRS CLOAKROOM

With hand wash basin and low flush W.C. One single radiator and an extractor fan.

From the Entrance Hall a panelled door opens to the

FAMILY ROOM

15'10" x 15'0"

With uPVC double glazed French doors opening onto the rear garden with uPVC double glazed floor to ceiling windows to either side providing this room with its light and spacious aspect, one double radiator and complimenting laminate wood floor.

From the Family Room a door opens to the

UTILITY ROOM

With fitted cupboard and work surface, shelves and plumbing for an automatic washing machine.

From the family room through to the

DINING KITCHEN

16'9" x 9'5"

DINING AREA

With uPVC double glazed window to the side elevation, one double radiator, inset spotlight fittings to the ceiling and a continuation of matching laminate wood floor.

From the dining area through to the

KITCHEN

This delightful kitchen is fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless-steel single drainer 1 bowl sink unit with mixer tap, four ring gas hob with extractor above and fan assisted

electric oven and grill, integrated dishwasher, integrated microwave, and an integrated fridge freezer. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and a tiled floor, uPVC double glazed window to the front elevation and inset spotlight fittings.

From the entrance hall stairs with fitted carpet included leads to

FIRST FLOOR LANDING

From the Landing a door opens into the

LOUNGE

15'11" x 12'0"

With an angular bay window to the rear elevation with uPVC double glazed units enjoying an attractive open view, further uPVC double glazed window to the rear elevation provides this delightful room a light and spacious aspect. One TV point, one double radiator and a fitted carpet.

From the Landing a door opens into

BEDROOM ONE

17'2" x 9'0"

This spacious double bedroom has uPVC double glazed windows to the front and side elevations, recently installed Sharps fitted wardrobe, one double radiator, one telephone point, and a fitted carpet.

From the Bedroom a door opens to the

EN SUITE SHOWER ROOM

With modern white three-piece suite comprising pedestal wash basin, low flush W.C, and a large shower cubicle with shower unit. The en suite is extensively tiled around the suite with complementing colour scheme to the remaining walls, uPVC double glazed window to the front elevation and inset spot-light fittings.

From the First Floor Landing a spindled staircase with fitted carpet leads to the

SECOND FLOOR LANDING

With access to loft. Door to cupboard with fitted shelves, one single radiator and a light tube.

From the Landing a door opens into

BEDROOM TWO

This second double bedroom has two uPVC double glazed windows to the front elevation enjoying an open view, two single radiators and a fitted carpet.

From the Landing a door to the

BATHROOM

With modern white three-piece suite comprising pedestal wash basin, low flush W/C and panelled bath with shower unit. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls, inset spotlight fittings to the ceiling, and a light tube.

From the Landing a door opens to

BEDROOM THREE

11'1" x 7'9"

With uPVC double glazed window to the rear elevation enjoying attractive panoramic far-reaching views, one single radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM FOUR

7'10" x 9'3"

With uPVC double glazed window to the rear elevation enjoying attractive open views. One single radiator and a fitted carpet.

GENERAL

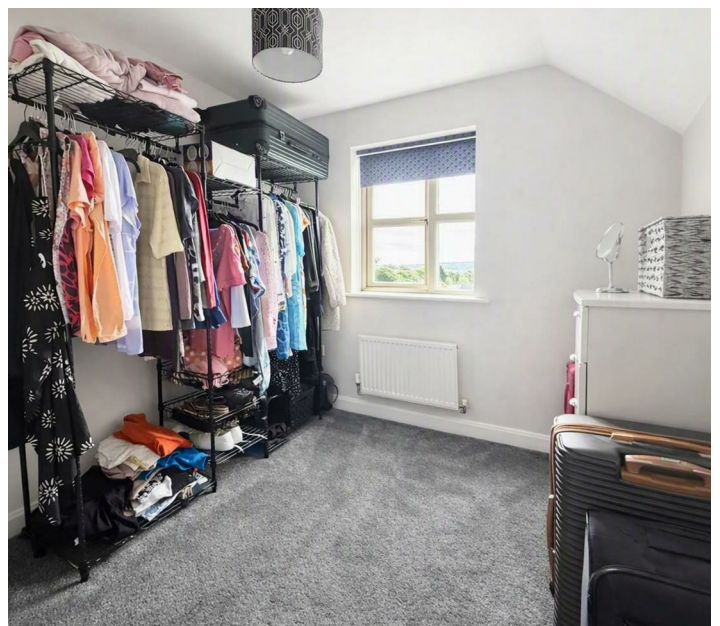
The property has the benefit of all mains services gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property is Freehold and in council tax band D.

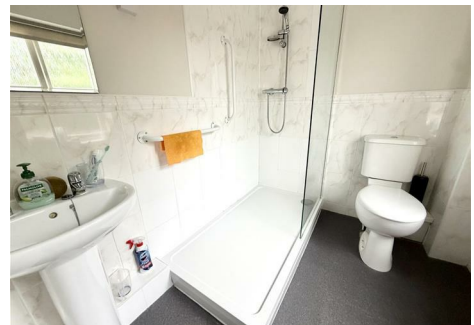
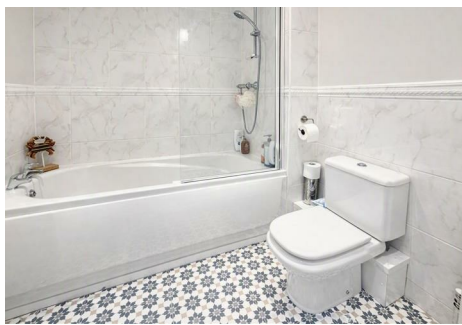
EXTERNAL

To the front of the property there is a flagged path and small garden, there is a drive leading to a single garage with an electric up and over door and store to the side. To the side of the property there is a flagged path leading to the rear of the property where there is a landscaped garden with flagged patio area and raised flowerbeds with mature plants and shrubs.

TO VIEW

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







Directions

SAT NAV HX3 OGY

Viewings

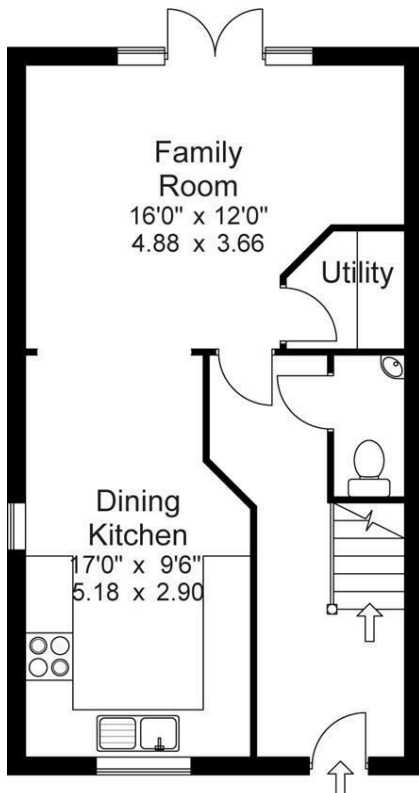
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

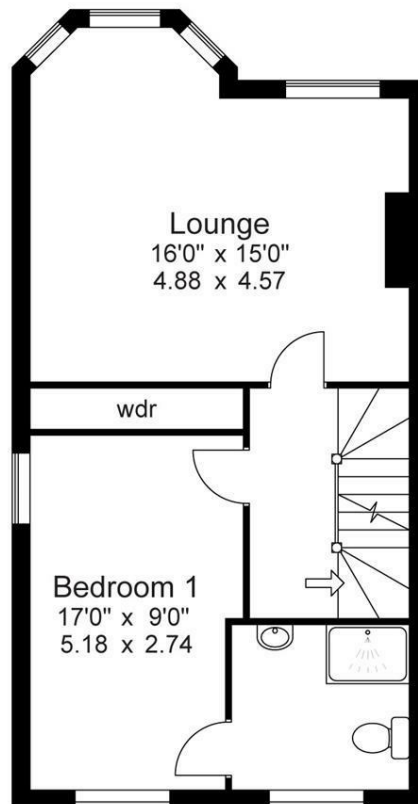
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	79	
(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	

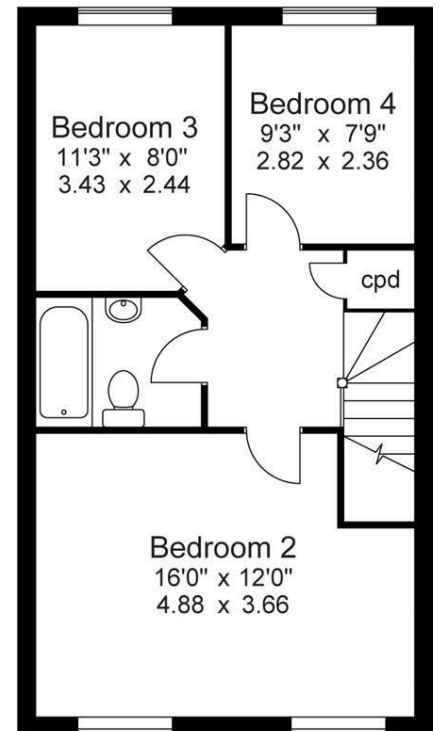
Approx Gross Floor Area = 1424 Sq. Feet
= 132.3 Sq. Metres



Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale.