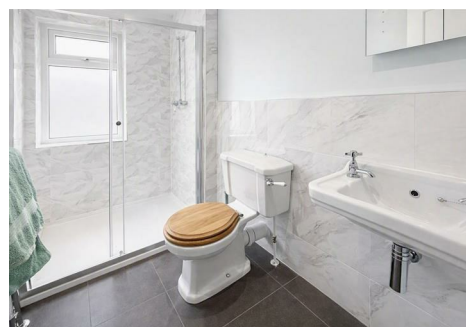




22 Second Avenue, Savile Park, Halifax, HX3 ODR

Offers Over £195,000

- : Desirable Residential Location
- : 3 Double Bedrooms
- : Lounge & Dining Kitchen
- : Garden To The Front Yard To The Rear
- : Realistically Priced
- : Period Terraced Residence
- : 2 Bathrooms
- : Downstairs Cloakroom
- : Close To Outstanding Schools
- : Viewing Strongly Recommended

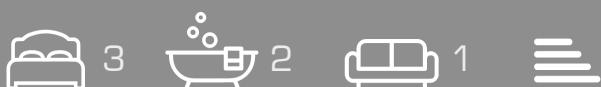
22 Second Avenue, Halifax HX3 0DR

Situated in this extremely popular and convenient residential location on the outskirts of Savile Park lies this deceptively spacious, stone-built period terraced residence, providing attractive three-bedroomed family accommodation.

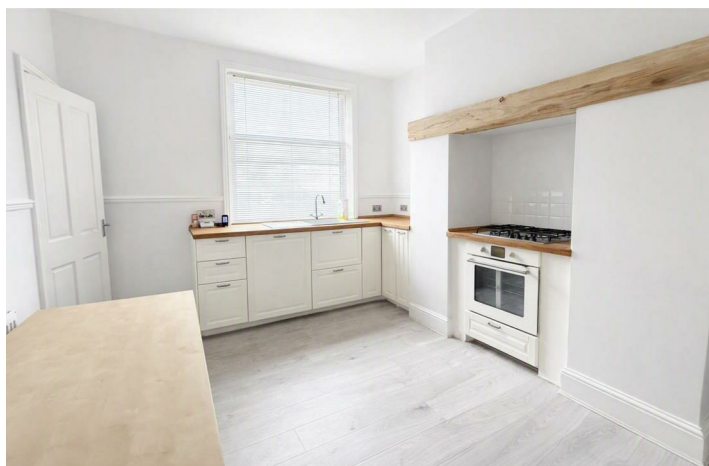
The property briefly comprises an entrance vestibule, entrance hall, spacious lounge, dining kitchen, downstairs cloakroom, cellars, three double bedrooms, two modern bathrooms, garden to the front, a flagged yard to the rear, UPVC double glazing and gas central heating.

The property provides excellent access to the local communities of Savile Park and Skircoat Green, including outstanding schools, parks and local shops, 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 is absolutely essential to fully appreciate the accommodation provided, which has been offered for sale at this realistic asking price in order to encourage a prompt sale.



Council Tax Band: B



ENTRANCE VESTIBULE

A UPVC double glazed front entrance door opens into the entrance vestibule, from where a door opens into the

ENTRANCE HALL

With cornice to ceiling with matching picture and dado rails, laminate wood flooring and one single radiator.

From the entrance hall, a door opens into the:

LOUNGE

12'1" x 11'5"

This spacious reception room has a UPVC double glazed window to the front elevation overlooking the front garden. Period feature fireplace incorporating a wood fire surround with tiled inset and hearth and an open-grate fire. Cornice to ceiling with matching picture rail, one double radiator, telephone point, TV point and fitted carpet.

From the entrance hall, a door opens into the:

DINING KITCHEN

14'10" x 11'6"

With fitted base units incorporating wood work surfaces and a white Belfast sink unit with mixer tap, four-ring gas hob with fan-assisted electric oven and grill beneath and an integrated dishwasher. The kitchen has a UPVC double glazed window to the rear elevation, one double radiator, picture rail and laminate wood flooring.

From the dining kitchen, a door opens into the:

REAR ENTRANCE VESTIBULE

With one double radiator, Ideal central heating boiler and plumbing for an automatic washing machine.

From the rear entrance vestibule, a sliding door opens into the:

DOWNSTAIRS CLOAKROOM

With modern white two-piece suite incorporating hand wash basin with mixer tap and low flush W/C. The cloakroom is half tiled with a complementing colour scheme to the remaining walls, inset spotlights to the ceiling, extractor fan, window to the side elevation and one radiator.

From the rear entrance vestibule, a door opens to:

CELLARS

With stone steps leading down to the cellars, providing useful storage facilities.

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

FIRST FLOOR LANDING

With picture rail, fitted carpet and a door to a cupboard providing useful storage facilities.

From the landing, a door opens into the:

BATHROOM

With modern white three-piece suite incorporating hand wash

basin, low flush W/C and walk-in shower cubicle with rainfall shower unit.

The bathroom is tiled around the three-piece suite with a complementary colour scheme to the remaining walls. UPVC double glazed window to the rear elevation, heated towel rail/radiator, inset spotlights to the ceiling and extractor fan.

From the landing, a door opens into:

BEDROOM TWO

14'11" x 8'10"

This double bedroom has a UPVC double glazed window to the rear elevation, cast iron period fireplace to the chimney breast, built-in wardrobes with cupboard space above to one side, one single radiator and fitted carpet.

From the landing, a door opens into:

BEDROOM ONE

14'9" x 12'1"

This spacious double bedroom has a UPVC double glazed window to the front elevation. Period marble fireplace with cast iron fire and tiled inset, picture rail, one double radiator and fitted carpet.

From the landing, stairs lead to:

SECOND FLOOR

BEDROOM THREE

13'7" max x 27'8" max (with restricted headroom)

This spacious double bedroom has two Velux double glazed skylight windows, one double radiator and a cast iron fireplace to the chimney breast.

A door opens into the:

BATHROOM TWO

With modern white three-piece suite incorporating pedestal wash basin, low flush W/C and panelled bath with fitted rainfall shower unit.

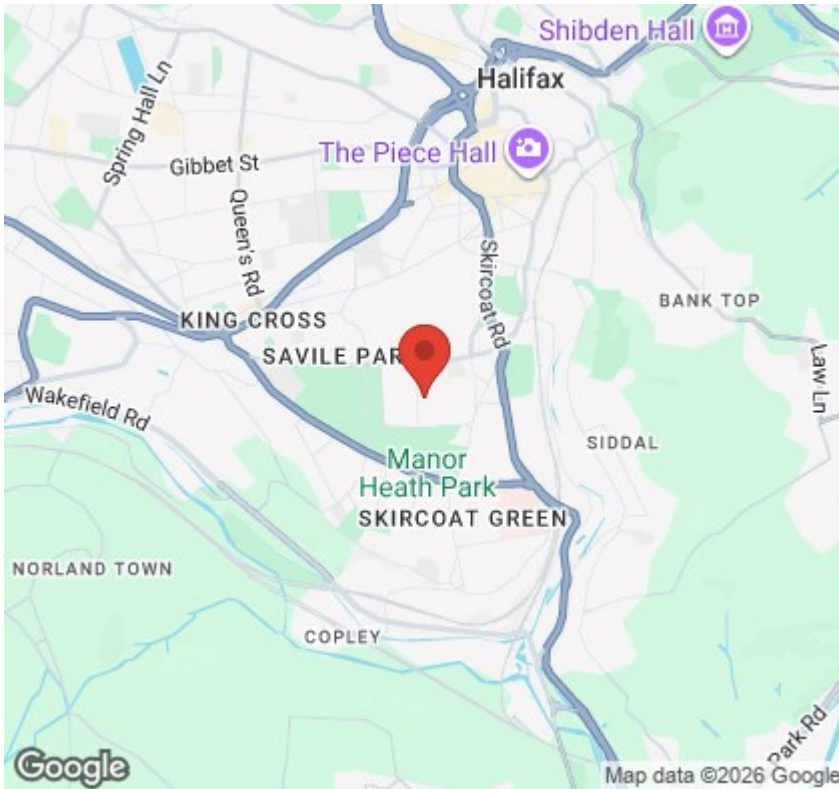
The bathroom is tiled around the bath and shower area with a complementing colour scheme to the remaining walls. Velux double glazed skylight window and heated towel rail/radiator.

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, with the added benefit of UPVC double glazing and gas central heating. The property is Freehold and is in Council Tax Band B

EXTERNAL

To the front of the property there is a garden with a pathway leading to the front entrance door. To the rear of the property there is a flagged yard.



Directions

SAT NAV HX3 ODR

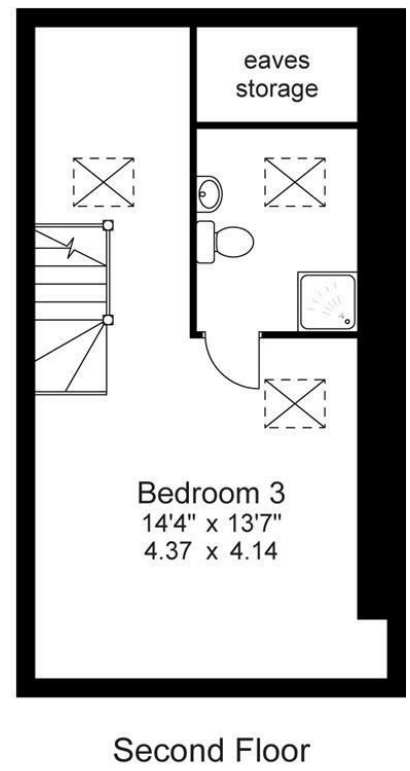
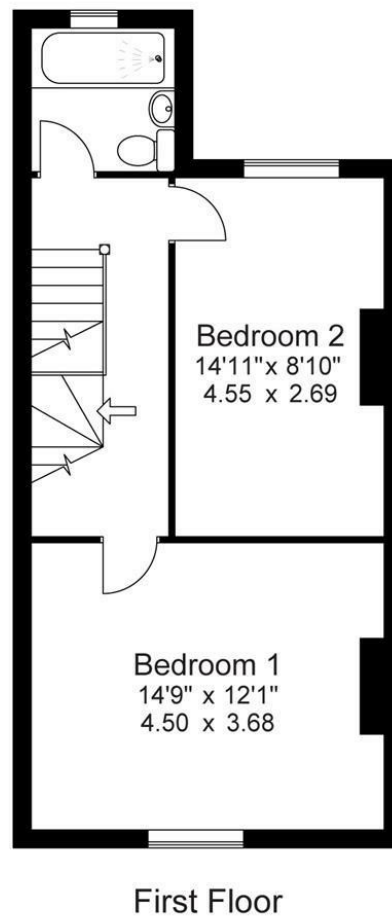
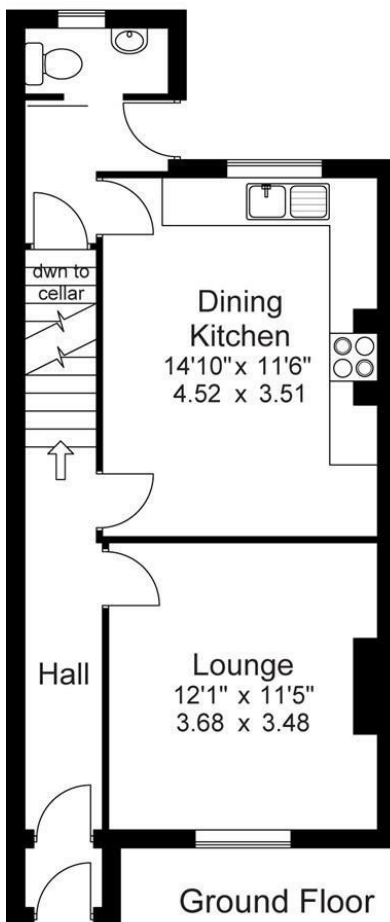
Viewings

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 = 1258 Sq. Feet
= 116.9 Sq. Metres



For illustrative purposes only. Not to scale.