



"Moor Close", 33 Kensington Road, Savile Park, Halifax, HX3 OHY

Offers Over £585,000

- : Highly Desirable Location
- : Stone Built Period Property
- : Electric Gates
- : Close To Outstanding Schools
- : Realistically Priced
- : Superb Family Home
- : Attractive Accommodation
- : Landscaped Gardens With Detached Garden Lodge
- : Easy Access to Halifax & Trans Pennine Road & Rail Network
- : Viewing essential

33 Kensington Road, Halifax HX3 0HY

Situated in one of Calderdale's premier residential locations within the heart of Savile Park, lies this superior four bedroomed, extended semi-detached residence providing attractive family accommodation with a wealth of quality fixtures and fittings.

This delightful family home briefly comprises; Two Reception Rooms, Dining Room, Modern Fitted Kitchen, Spacious Modern Bathroom, Four Bedrooms, Downstairs Cloakroom, Cellar, Gardens, Detached Garden Lodge, Spacious Workshop, uPVC Double Glazing, and Gas Central Heating.

The property is set in delightful, landscaped gardens with electric gates and provides secure off road parking facilities.

This attractive period property provides excellent access to the local amenities of Skircoat Green and Savile Park, including outstanding schools, as well as easy access to the Trans Pennine Road and Rail network linking the business centres of Manchester & Leeds.

Very rarely does an opportunity arise to purchase a property in this sought-after location and as such an early appointment to view, in order to avoid disappointment, is strongly recommended.



Council Tax Band: F



ENTRANCE VESTIBULE

ENTRANCE HALL

With delph rack, matching beams to ceiling, and one double radiator.

From the entrance hall door to the

LOUNGE

12'10" x 14'2"

With uPVC double glazed mullioned windows to the front elevation enjoying an attractive garden outlook. Feature marble fireplace to the chimney breast incorporating mantelpiece and hearth with coal effect living flame gas fire. Cornice to ceiling, one single radiator, and one TV point.

From the Entrance Hall a glass panelled door opens into the

SITTING ROOM

14'2 x 15'

With stone mullioned windows to the rear elevation with uPVC double glazed units enjoying an attractive garden outlook. Feature polished marble fireplace incorporating mantelpiece and hearth with coal effect living flame gas fire with fitted cupboards and shelving to either side. Cornice to ceiling, radiator with cover, and a fitted carpet.

From the Entrance Hall a glass panelled door opens into the

DINING ROOM

11'9" x 11'

With uPVC double glazed French doors opening onto the rear garden. Cornice to ceiling, doors open to cupboard with fitted shelves providing useful storage facilities, two double radiators and a tiled floor.

From the Dining Room an arch feature leads into the

MODERN FULLY FITTED KITCHEN

14'9" x 9'

Being fully fitted with a range of modern wall and base units incorporating matching work surfaces with a single drainer 1 bowl sink unit with mixer tap, five ring gas hob with stainless steel canopy incorporating extractor hood above with fan assisted electric oven and grill, wine rack and integrated dishwasher. This attractive modern kitchen is extensively tiled with complementing colour scheme to the remaining walls. There are uPVC double glazed windows to the rear and side elevations providing this room with its light and spacious aspect and a uPVC double glazed side entrance door. One single radiator.

From the Kitchen a panelled door opens into the

SPACIOUS DOWNSTAIRS CLOAKROOM/UTILITY ROOM

With two-piece suite comprising pedestal wash basin and low flush W/C, uPVC double glazed window, tiled floor, built in cupboard, and one single radiator.

From the kitchen steps leading down to the

KEEP CELLAR

Housing the Ideal combination boiler and providing excellent storage facilities.

From the Entrance Hall stairs with fitted carpet lead to half landing with uPVC double glazed window to the rear elevation.

From the half landing steps continue to the

SPACIOUS LANDING WITH STUDY AREA

With trap door opening to superb storage facilities. Access to boarded and insulated loft, uPVC double glazed window to the front elevation, and radiator with cover.

From the Landing a panelled door opens into

BEDROOM TWO

14'2" x 12'10"

With mullioned windows to the front elevation incorporating uPVC double glazed units. Period fireplace to the chimney breast, and one single radiator.

From the Landing a panelled door opens into the

MASTER BEDROOM

15' x 14'2"

With fitted bedroom furniture comprising wardrobes to two walls with cupboard space above and fitted drawers with TV cabinet, dressing table and bedside cabinets. This attractive master bedroom has uPVC double glazed mullioned windows to the rear elevation enjoying an attractive garden outlook. One single radiator and a fitted carpet.

From the Landing a panelled door opens into the

SPACIOUS BATHROOM

With modern white four-piece suite comprising pedestal wash basin, low flush W/C, panelled bath with centre mixer tap and large, fully tiled shower cubicle with shower unit and body jets. This attractive modern bathroom is fully tiled and has inset spotlight fittings to the ceiling and a matching floor. Vertical modern radiator, uPVC double glazed window to the

rear elevation again enjoying an attractive garden outlook.

From the Half Landing a panelled door opens into

BEDROOM THREE

12' x 9'

With uPVC double glazed windows to the front and side elevations, picture rail, a fitted carpet, and one single radiator.

From the Landing a panelled door opens to

SEPARATE WC

With low flush WC, and hand wash basin with mixer tap in vanity unit. The separate toilet is half tiled with complementing colour scheme to the remaining walls, uPVC double glazed window to the side elevation and a fitted carpet.

From the Landing a panelled door opens into

BEDROOM FOUR

8'10" x 6'4"

With uPVC double glazed window to the rear elevation with an attractive garden outlook, a fitted carpet, and one single 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 gas central heating and uPVC double glazing. The property is Freehold and is in Council Tax Band F

EXTERNAL

To the front of the property there are electric gates which open on to a block paved drive providing parking for numerous vehicles. There is a lawned garden with flower and shrub border. The drive continues to the side of the property providing further parking and leading to the side entrance door. To the rear of the property there is a larger garden with a large stone flagged patio area, lawn with mature trees and shrubs and a path leading to a further flagged patio area surrounded by trellising and shrubs.

DETACHED GARDEN LODGE 4.93m x 3.74m

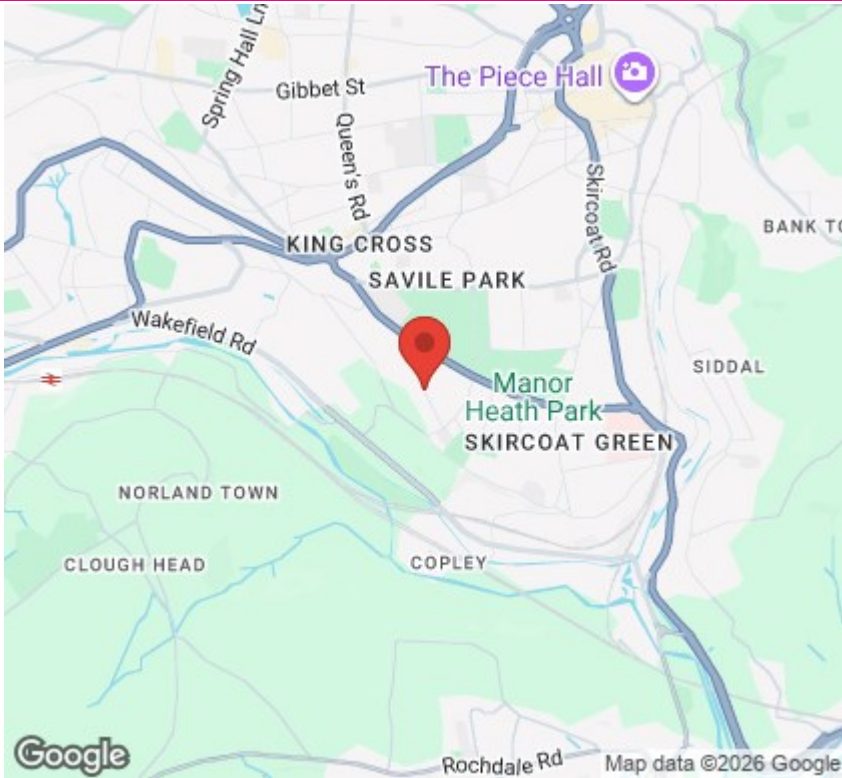
This delightful garden lodge has a kitchen area with fitted base units and a single drainer sink unit a living room area with bi folding doors opening onto the garden, wall mounted TV fittings with the option of using it as a bedroom and a shower room with a modern three piece suite.

DETACHED GARDEN STORE/ WORKSHOP 12'5" x 20'6"

With uPVC double glazed windows and provides superb storage facilities and has the benefit of power and light. This spacious single storey building could provide further living accommodation subject to the relevant permissions being granted.







Directions

SAT NAV HX3 OHY

Viewings

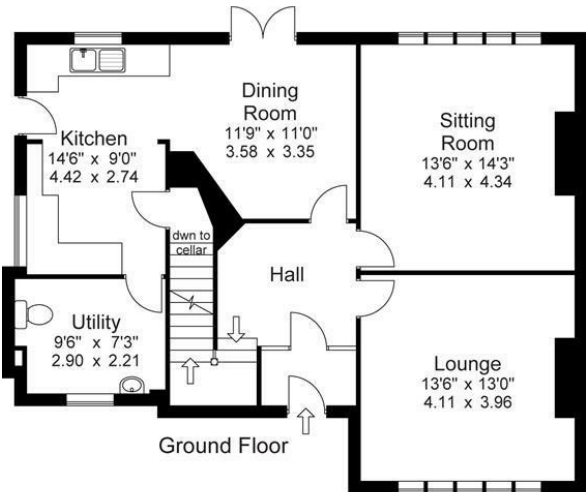
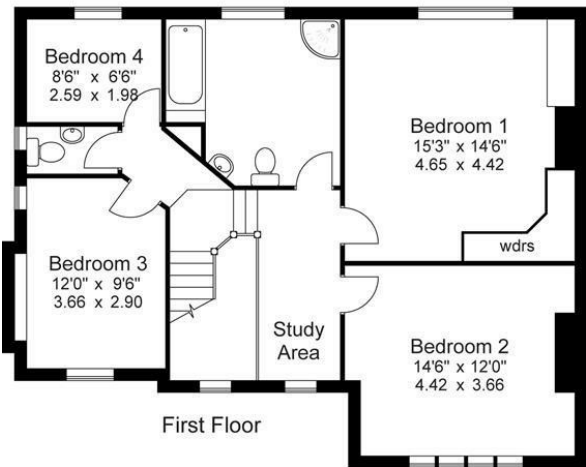
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		63
(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 = 1692 Sq. Feet
= 157.3 Sq. Metres



For illustrative purposes only. Not to scale.