Property@Kemp&Co

11 Savile Drive, Halifax, HX1 2EU

Offers Over £170,000

- Popular & Convenient Location
- Stone Built Period Semi Detached Residence
- Spacious Lounge
- uPVC Double Glazing & Gas Central Heating
- Realistically Priced
- Gardens To Three Sides
- Two Bedrooms
- Requires Some Cosmetic Attention
- Easy Access T savile Park & halifax Town Center
- Viewing Strongly Recommended

350 Skircoat Green Road, Skircoat Green, Halifax, West Yorkshire, HX3 0RR
01422 349222

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11 Savile Drive, Halifax HX1 2EU

Situated in this popular and convenient residential location, close to Halifax Town Centre and Savile Park, lies this stone-built two-bedroom semi-detached residence.

Although the property requires some modernising, which is reflected in the asking price, an internal inspection is absolutely essential to fully appreciate the accommodation provided which briefly comprises an entrance hall, spacious lounge, kitchen, cellar, two bedrooms, bathroom, gardens to three sides, a driveway providing off-road parking facilities, UPVC double glazing and gas central heating.

The property provides excellent access to Halifax Town Centre and the local amenities of Savile Park, including outstanding schools, as well as easy access to the Trans Pennine road and rail network linking the business centres of Manchester and Leeds.

The property is offered for sale at this realistic asking price and an early appointment to view is strongly recommended.

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Council Tax Band: C

ENTRANCE HALL
A UPVC double glazed front entrance door opens into the entrance hall with cornice to ceiling and a fitted carpet.

From the entrance hall door opens in to the

LOUNGE
15'5" x 15'2" into bay window
A spacious reception room with angular bay window to the front elevation incorporating leaded UPVC double glazed units, together with a further double glazed window to the side elevation providing this room with its light and spacious aspect. Feature fireplace incorporating wood fire surround with marble inset and hearth with coal effect living flame gas fire. Cornice to ceiling, one radiator, TV point, and fitted carpet.

From the entrance hall door opens in to the

KITCHEN
9'4" x 9'4"
Being fitted with a range of wall and base units incorporating matching work surfaces with stainless steel single drainer sink unit. Electric cooker point with extractor above and plumbing for an automatic washing machine. The kitchen is fully tiled and has a UPVC double glazed window to the rear elevation enjoying a garden outlook. One radiator and UPVC double glazed rear entrance door.

From the kitchen a door opens to the cellar head with stairs leading down to the

KEEP CELLAR
housing the combination boiler and providing useful storage facilities.

From the entrance hall stairs with fitted carpet leads to a half landing with uPVc double glazed window to the rear elevation with further stairs leading to the

FIRST FLOOR LANDING
With access via a loft ladder to a partially boarded and insulated loft. uPVC double glazes window to the rear elevation and a fitted carpet.

From the landing door opens in to

BEDROOM ONE
15'4" x 14'7" max into bay window
A spacious double bedroom with angular bay window to the front elevation incorporating leaded UPVC double glazed units, together with a further leaded UPVC double glazed window providing this room with its light and spacious aspect. Fitted wardrobes, cupboards and drawers to one wall, single radiator, and a fitted carpet.

from the landing door opens in to

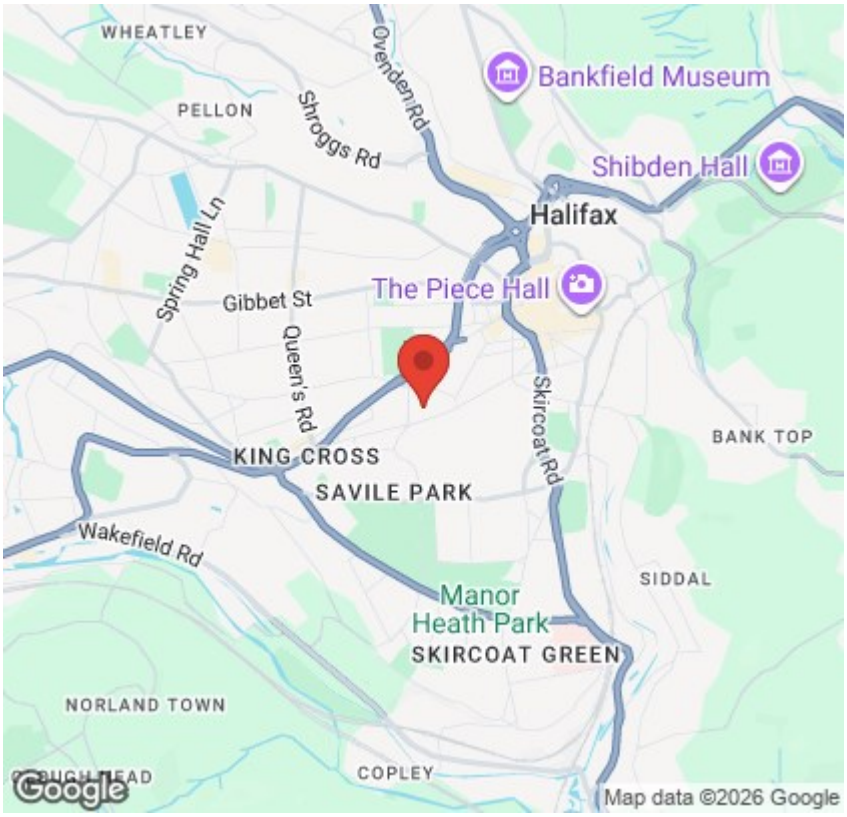
BEDROOM TWO
7'7" x 9'9"
With leaded UPVC double glazed window to the side elevation, built-in wardrobe with cupboard space above, single radiator, and a fitted carpet.

From the landing door opens in to the

BATHROOM
With three-piece suite in champagne shade incorporating pedestal wash basin, low flush WC, and panel bath with Triton electric shower unit. The bathroom is fully tiled and has a UPVC double glazed window to the rear elevation. Cylinder cupboard with airing shelves, double radiator, and a fitted carpet.

GENERAL
The property is constructed of stone and brick and is surmounted with a blue slate roof. It has the benefit of all mains services including 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 C.

EXTERNAL
To the front of the property there is a mature garden with lawn and planted shrub borders together with a tarmac driveway providing off-road parking facilities. To the side of the property there is a further lawned garden with mature plants and shrubs and a small patio area. A tarmac path leads to the side entrance door and continues to the rear where there is a further lawned garden with garden shed, mature plants and shrubs, and access to the rear entrance door.



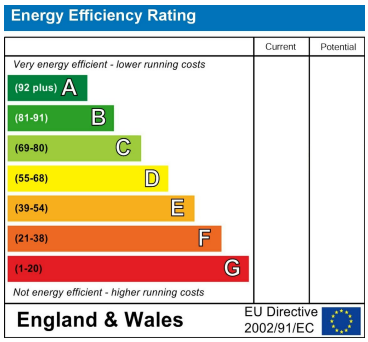
Directions

SAT NAV HX1 2EU

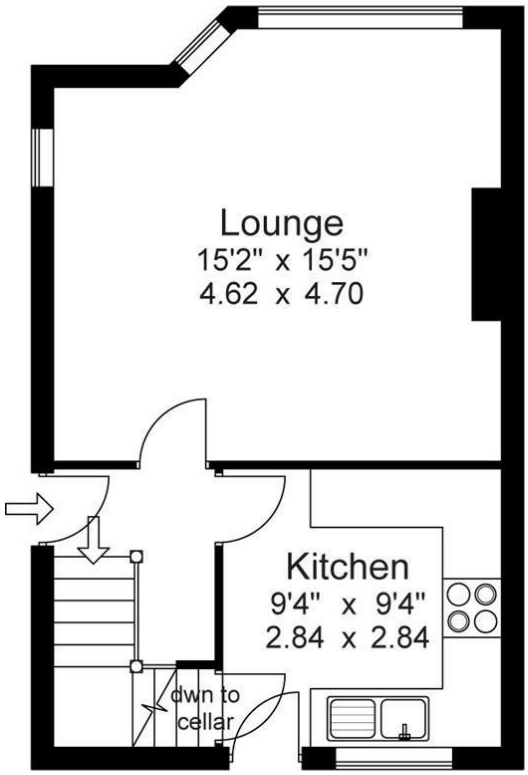
Viewings

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

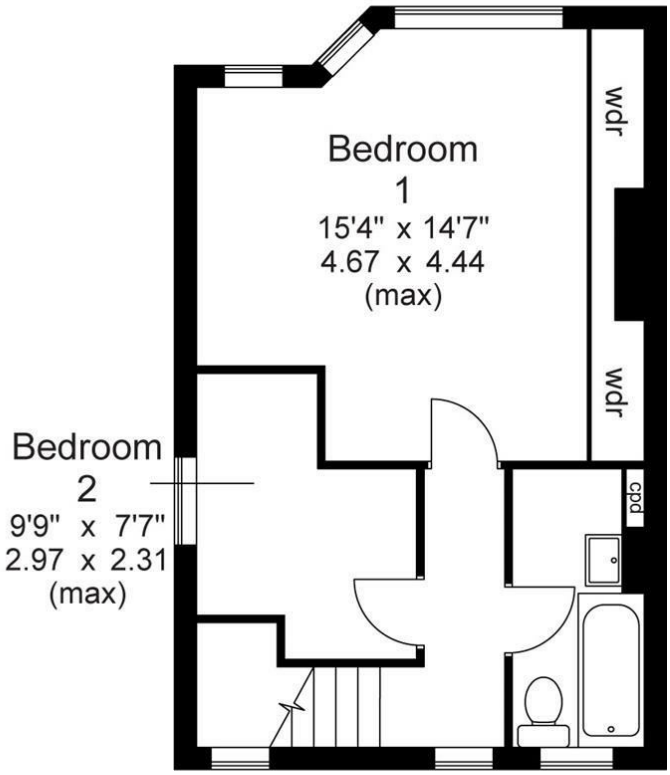
EPC Rating:



Approx Gross Floor Area = 726 Sq. Feet
= 67.5 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.

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