

14 Hastings Way, Savile Park, Halifax, HX1 2QB

Per Calendar Month £1,150 Per Calendar Month

- : Modern Family Home
- : 3 Bedrooms, 2 Bathrooms & A Downstairs Cloakroom
- : Gardens
- : Easy Access To Outstanding Schools
- : Bond 1250
- : 2 Reception Rooms
- : Integral Garage
- : Easy Access to Halifax Town Centre
- : No Pets, No Smokers
- : Viewing Essential

14 Hastings Way, Halifax HX1 2QB

Situated in this extremely popular and convenient residential location, this three bedroomed modern townhouse providing attractive, well-presented unfurnished living accommodation.

The property briefly comprises entrance vestibule, lounge, dining room, kitchen, downstairs cloakroom, 3 bedrooms (one with en suite) bathroom gardens, an integral garage, UPVC double glazing and gas central heating.

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

An early appointment to view is strongly recommended



Council Tax Band: C



ENTRANCE HALL

A front entrance door opens into the entrance hall, with a staircase rising to the first floor and access through to the principal reception rooms.

From the entrance hall door opens to the

LOUNGE

14'6" x 12'10"

The lounge features a UPVC double glazed window to the front elevation, a feature fireplace with electric fire, one double radiator and a fitted carpet.

From the lounge through to the

DINING ROOM

8'2" max x 7'3"

Accessed from the lounge, the dining room has a bay window to the rear elevation incorporating UPVC double glazing, one radiator and a fitted carpet.

From the dining room door opens to the

KITCHEN

11'1" x 5'2"

The kitchen is fitted with modern wall and base units incorporating matching work surfaces. There is a single drainer sink unit with mixer tap, a four ring gas hob with extractor above and electric oven and grill beneath. There is plumbing for an automatic washing machine and dishwasher, a UPVC double glazed window to the rear elevation and one radiator.

A door from the kitchen provides access to a

DOWNSTAIRS CLOAKROOM

Fitted with a modern two piece suite incorporating a pedestal wash basin and low flush W/C, with a UPVC double glazed window to the rear elevation.

From the entrance hall stairs lead to the

LANDING

With fitted carpet and a useful storage cupboard, providing access to all first floor accommodation.

From the landing door to

BEDROOM ONE

15'11" x 8'7"

This bedroom has a UPVC double glazed window to the rear

elevation, one radiator and a fitted carpet.

From the landing door opens to the

BATHROOM

6'2" x 6'2"

The bathroom is fitted with a white three piece suite incorporating a pedestal wash basin, low flush W/C and panelled bath, with a UPVC double glazed window to the rear elevation.

From the landing door opens to

BEDROOM THREE

11'11" x 6'4"

This bedroom has a UPVC double glazed window to the rear elevation, one radiator and a fitted carpet. Double doors provide access to fitted wardrobe facilities.

From the landing door opens to

BEDROOM TWO

10'9" x 9'8"

This bedroom has a UPVC double glazed window to the rear elevation, one radiator and a fitted carpet.

From the bedroom door opens to the

EN SUITE

Fitted with a modern three piece suite incorporating a pedestal wash basin, low flush W/C and walk-in shower cubicle, with a UPVC double glazed window to the front elevation.

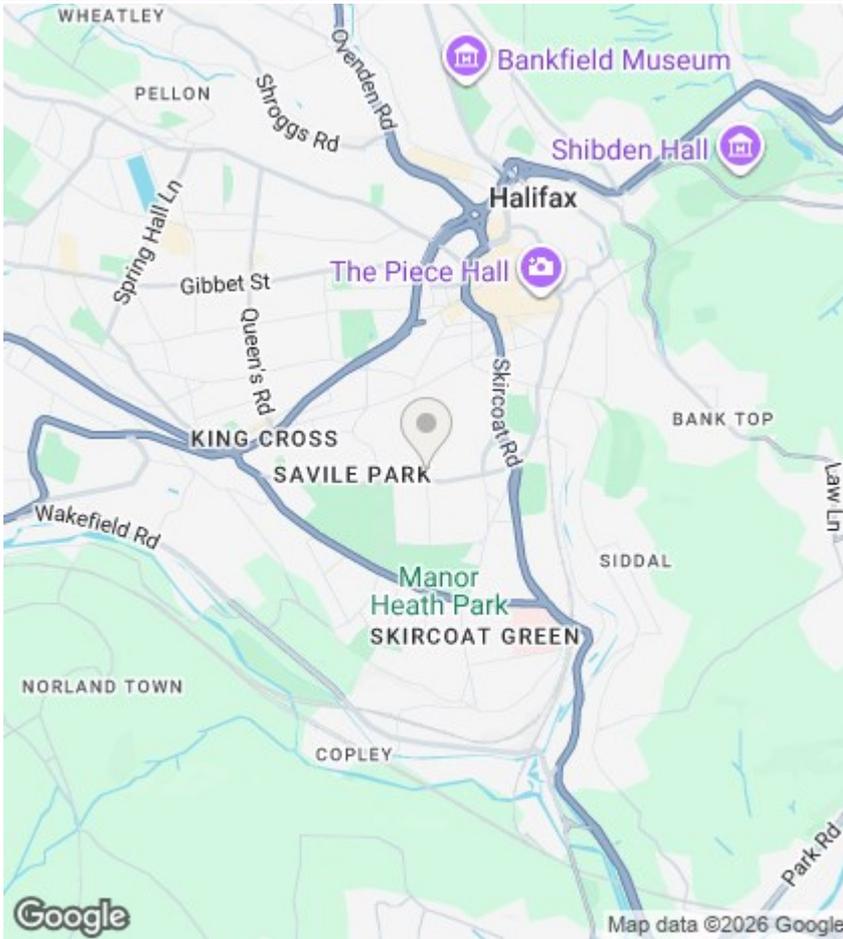
GENERAL

The property benefits from all main services, including gas, water and electricity, together with UPVC double glazing and gas central heating. The property is in Council Tax Band C

EXTERNAL

To the front of the property there is a lawned garden with a driveway providing off-road parking and access to the integral garage.

To the rear there is an enclosed private garden with a small patio area and lawn.



Directions

SAT NAV HX1

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 	