



6 Bell Hall View, Savile Park, Halifax, HX1 3DZ

Offers Around £230,000

- : Highly Desirable & Convenient Location
- : 2 Reception Rooms
- : Easy Access To Halifax Town Centre
- : Close To Outstanding Schools
- : Realistically Priced
- : Extended Semi Detached Property
- : 3 Bedrooms
- : Easy Access to Savile Park
- : Panoramic Views
- : Viewing Strongly Recommended



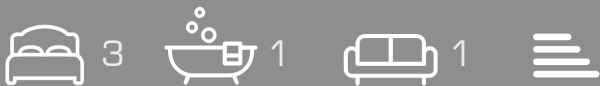
## 6 Bell Hall View, Halifax HX1 3DZ

Situated in this highly desirable and much sought-after residential location on the outskirts of Savile Park lies this extended three-bedroom semi-detached residence, providing a spacious family home.

The property offers well-presented living space with an entrance hall, two reception rooms, modern fitted kitchen, rear entrance porch, 3 bedrooms, bathroom, uPVC double glazing, gas central heating, and gardens to three sides.

Located within easy reach of the amenities of Savile Park, Skircoat Green, and Bell Hall, the property also provides convenient access to Halifax town centre and the trans-Pennine road and rail network linking the business centres of Manchester and Leeds.

Opportunities to purchase semi-detached homes in this location are rare, and therefore an early inspection is strongly recommended.



Council Tax Band: C



### ENTRANCE HALL

uPVC double glazed front entrance door with uPVC double glazed window to one side. The entrance hall includes a double radiator, fitted carpet, and an under-stairs cupboard providing useful storage.

From the entrance hall door to the

### LOUNGE

12'2" x 14'11"

A spacious and well-presented reception room featuring a bay window to the front elevation incorporating uPVC double glazed units and enjoying superb panoramic views from its slightly elevated position. There is a feature wood fireplace surround housing a coal-effect living flame gas fire set on a matching hearth, cornice to ceiling, double radiator, TV point, and fitted carpet.

from the entrance hall door to the

### KITCHEN

10'2" x 7'2"

Fitted with a modern range of wall and base units with matching work surfaces incorporating a stainless steel single drainer one-and-a-half bowl sink unit with mixer tap, four-ring gas hob with extractor above, and fan-assisted electric oven and grill beneath. There is an integrated fridge and plumbing for an automatic washing machine. The kitchen is tiled around the work surface with complementing dūcor to the remaining walls and includes a uPVC double glazed window to the side elevation.

An archway opens through to the

### DINING ROOM

12'2" x 14'0"

A generous second reception room with uPVC double glazed windows to the rear and side elevations, built-in cupboards to either side of the chimney breast, cornice to ceiling, TV point, double radiator, and fitted carpet.

From the kitchen door to the

### REAR ENTRANCE PORCH

uPVC double glazed windows to the rear elevation, tiled floor, and uPVC double glazed rear entrance door. The porch also includes a power point and the present owners house their fridge-freezer in this porch

From the entrance hall stairs with fitted carpet lead to the.

### FIRST FLOOR LANDING

With a uPVC double glazed window to the side elevation.

From the landing door to

### BATHROOM

Fitted with a modern white three-piece suite comprising pedestal wash basin, low flush W/C, and large walk-in shower cubicle with shower unit. The bathroom is wet-boarded around the shower area with matching tiles and complementing dūcor to the remaining walls. uPVC double glazed window to the rear elevation and a double radiator.

From the landing door to

### BEDROOM ONE

14'0" x 12'11"

Featuring a bay window to the front elevation with uPVC double glazed units enjoying panoramic views. Running the length of one wall are mirrored sliding wardrobes providing excellent storage space. The room includes a double radiator and fitted carpet.

From the Landing door to

### BEDROOM TWO

10'9" (excluding wardrobes) x 11'8"

This second double bedroom has a uPVC double glazed window to the rear elevation enjoying far-reaching views. There are built-in wardrobes to either side of the chimney breast with cupboard space above, double radiator, and fitted carpet.

From the landing door to

### BEDROOM THREE

6'0" x 8'8"

With uPVC double glazed window to the front elevation enjoying panoramic views. The room includes a built-in bed with cupboards beneath, single radiator, and fitted carpet.

### EXTERNAL

To the front of the property there is a flagged patio area with steps leading down to a lawned garden bordered by mature plants and shrubs. To the side, there is a pathway and garden shed, and to the rear a further flagged seating area with flower and shrub borders, providing a pleasant outdoor space.

### GENERAL

The property is constructed of stone and surmounted by a blue slate roof. It benefits from all mains services gas, water, and electricity together with uPVC double glazing and gas central heating.

Tenure: Freehold

Council Tax Band: C





## Directions

SAT NAV HX1 3DZ

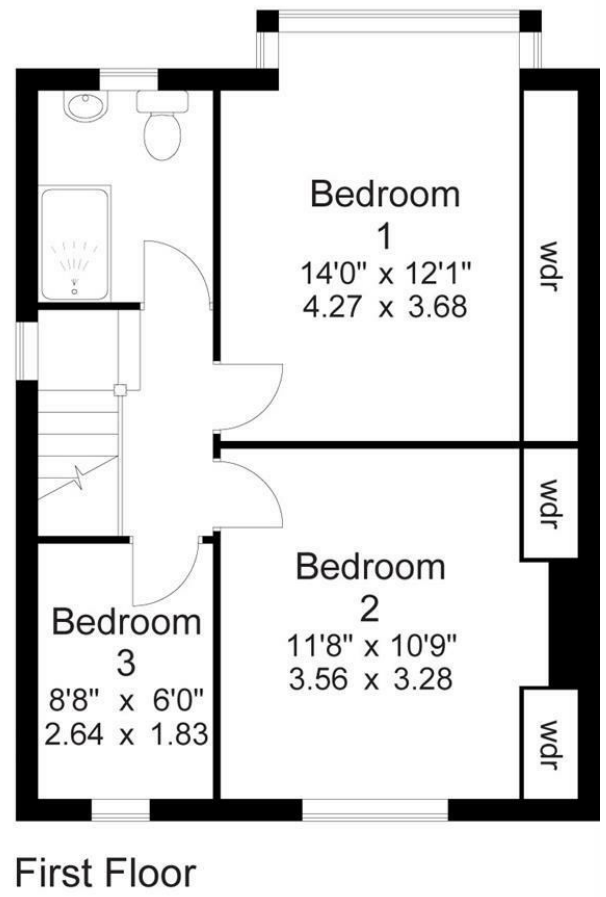
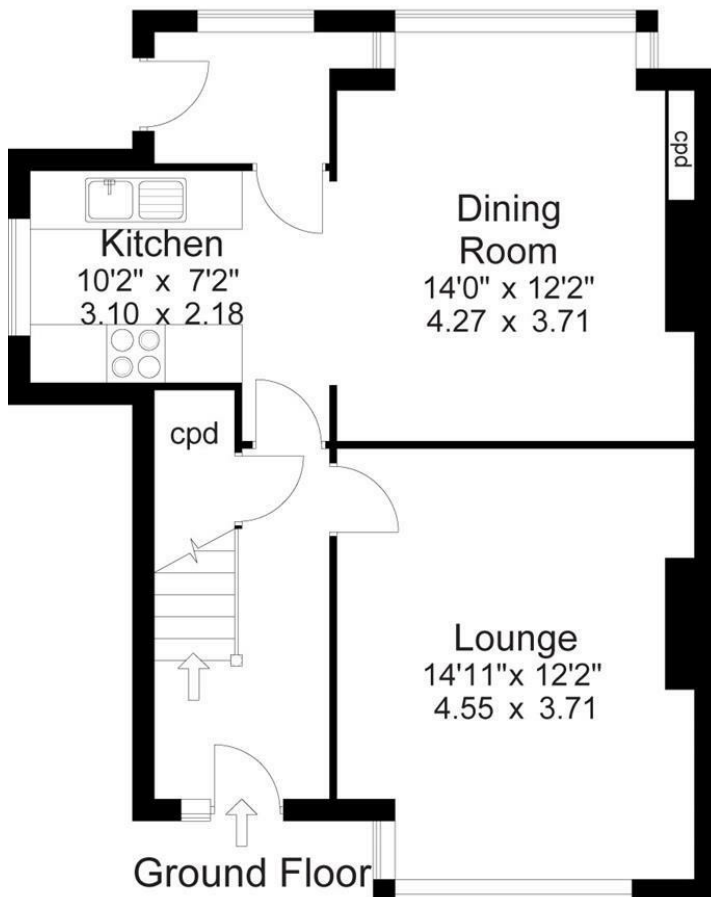
## Viewings

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 = 1005 Sq. Feet  
= 93.4 Sq. Metres



For illustrative purposes only. Not to scale.