Property@Kemp&Co

3 Ivy Terrace, Savile Park, Halifax, HX1 3EL

Offers Over £150,000

- Highly Desirable Location
- Good Sized Garden To The Front
- 2 Good Sized Bedrooms
- uPVC Double Glazing & Gas Central Heating
- Realistically Priced
- Spacious Period Residence
- Spacious Lounge
- Requires Modernising
- Easy Access To The Local Amenities Of Savile Park & Skircoat Green
- Viewing Strongly Recommended

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

sales@propertyatkemp.co.uk
propertyatkemp.co.uk

3 Ivy Terrace, Halifax HX1 3EL

Situated in this highly desirable and much sought-after residential location within the heart of Savile Park lies this deceptively spacious two bedroom stone built back-to-back period residence. Although the property requires modernising, which is reflected in the asking price, this delightful property provides an excellent opportunity to live in this sought after location at an affordable price.

The property briefly comprises an entrance vestibule, spacious lounge, dining kitchen, useful cellars, two bedrooms, a bathroom and a delightful private garden to the front. The property also benefits from UPVC double glazing, gas central heating.

The property provides excellent access to the local amenities of Savile Park and Skircoat Green, 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 early viewing is strongly recommended in order to fully appreciate the accommodation provided.

2 1 2

Council Tax Band: B

ENTRANCE VESTIBULE
A UPVC double glazed front entrance door opens into the entrance vestibule with cornice to the ceiling, one single radiator and a fitted carpet.

From the entrance vestibule door to

LOUNGE
14'1" x 14'11"
With UPVC double glazed window to the front elevation enjoying an attractive garden outlook. Adam style fire surround with marble inset and hearth incorporating a coal effect living flame gas fire. Cornice to ceiling, one double radiator, one single radiator, one television point and fitted carpet.

From the lounge through to the

DINING KITCHEN
11'1" x 14'11"
The kitchen will require modernising but is presently fitted with wall and base units incorporating matching work surfaces with a stainless steel single drainer 1 bowl sink unit with mixer tap and Beko electric cooker. The kitchen is tiled around the work surfaces and has a UPVC double glazed window to the front elevation. Louvre doors open to the original fireplace which is plumbed for an automatic washing machine and houses the Vaillant combination central heating boiler. One double radiator, one single radiator and fitted carpet.

From the dining kitchen a door leads down to the keeping cellars providing excellent storage facilities.

From the entrance vestibule stairs lead to the

FIRST FLOOR LANDING
With access to the loft, fitted carpet and one single radiator.

From the landing door opens to

BEDROOM ONE
12'11" x 15'0"
With UPVC double glazed window to the front elevation. Built-in wardrobes with bridging units above, cornice to ceiling, one single radiator and fitted carpet.

From the landing door to

BEDROOM TWO
7'3" x 15'0"
With UPVC double glazed window to the front elevation again enjoying an open outlook. One single radiator and fitted carpet.

From the landing door to the

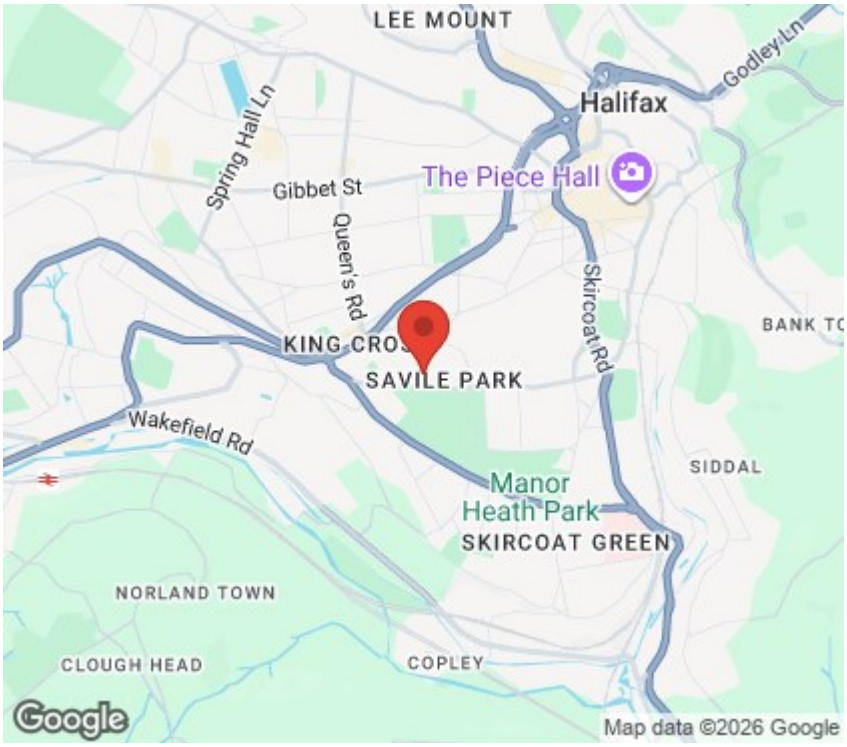
BATHROOM
With three piece suite in mink shade incorporating pedestal wash basin, low flush WC and panelled bath. The bathroom is fully tiled and has a window to the front elevation, cornice to ceiling and one single radiator.

GENERAL
The property is constructed of stone and is surmounted by a slate roof. It has the benefit of all main services including gas, water and electricity with the added benefit of UPVC double glazing (with the exception of one window) and gas central heating.

The property is F Freehold and is in Council Tax band B

EXTERNAL
To the front of the property there is a large lawned garden with mature plants and a path leading to the front door

TO VIEW
Strictly by appointment. Please telephone Property @ Kemp & Co, 01422 349222. or email sales@propertyatkemp.co.uk



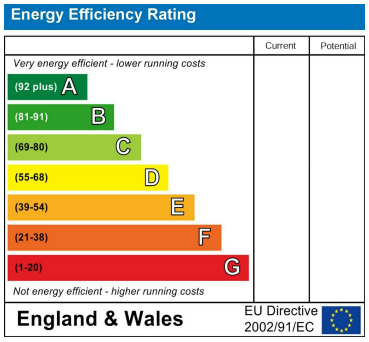
Directions

SAT NAV HX1 3EL

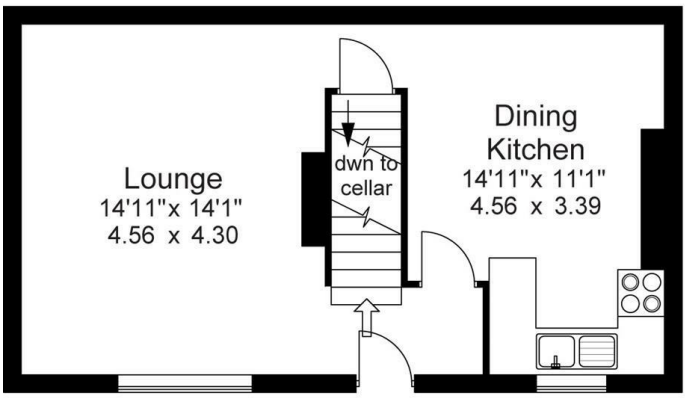
Viewings

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

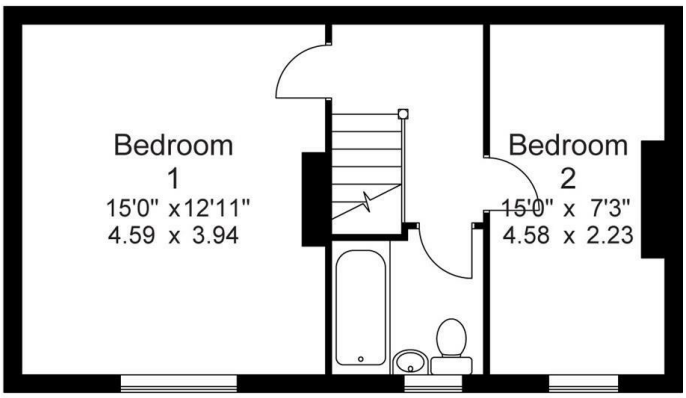
EPC Rating:



Approx Gross Floor Area = 825 Sq. Feet
= 76.6 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.

350 Skircoat Green Road, Skircoat Green, Halifax, West Yorkshire, HX3 0RR
01422 349222
sales@propertyatkemp.co.uk
propertyatkemp.co.uk