



57 Kensington Road, Savile Park, Halifax, HX3 OHY

Offers Around £750,000

- : Highly Desirable Residential Location
- : Spacious Open Plan Lounge & Dining Area
- : Garden Room With Bi Folding Doors
- : Landscaped Garden
- : Easy Access To Halifax Town Centre, Local Parks & Shops
- : Superb Modern Accommodation
- : Modern Fully Fitted Kitchen
- : Deatched Garage & Further Parking For Numerous Vehicles
- : Individually Designed & Built
- : Viewing Essential

57 Kensington Road, Halifax HX3 0HY

Situated in one of Calderdale's premier residential locations in the heart of Savile Park lies this individually built and designed four bedroom detached bungalow providing superb accommodation.

Just step inside this delightful residence and you cannot fail to be impressed by the deceptively spacious and modern living accommodation the property provides. The property briefly comprises an entrance porch, spacious open plan lounge and dining area with modern fully fitted kitchen, garden room, four bedrooms (two with en-suite bathrooms), a further shower room, utility room, detached garage and landscaped garden with summerhouse.

The property provides excellent access to the local amenities of Skircoat Green and Savile Park 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.

Very rarely does the opportunity arise to purchase such a quality detached bungalow in this highly desirable and much sought after residential location and as such an early inspection to view is essential.



Council Tax Band: E



ENTRANCE VESTIBULE

The front entrance door opens into the entrance vestibule which in turn leads into the

OPEN PLAN LOUNGE AND DINING ROOM

31'7" max x 22'0" max

LOUNGE AREA

This spacious lounge area has floor to ceiling uPVC double glazed windows to the front elevation with Colonial style blinds. There is a feature modern log effect inset gas fire to the chimney breast, cornice to the ceiling, inset spotlight fittings, wood flooring with under floor heating and one TV point.

from the lounge area to the

DINING AREA

The dining area has cornice to the ceiling with inset spotlight fittings and matching wood flooring with under floor heating

From the dining area through to the.

MODERN FULLY FITTED KITCHEN

12'7" max x 10'0"

The modern fully fitted kitchen incorporates a range of cream wall and base units with matching granite work surfaces and breakfast bar. There is a four ring electric hob with stainless steel and glazed canopy with extractor above together with a one and a half bowl single drainer sink unit with Quaker tap providing instant boiling water. Integrated appliances include fridge freezer, dishwasher, electric oven and microwave. The kitchen has matching granite splashbacks with complementing tiling and colour scheme to the remaining walls. There is a floor to ceiling uPVC double glazed window to the side elevation together with solid wood flooring and inset spotlight fittings.

From the dining area there is access to an airing cupboard housing the central heating boiler. from the dining area door opens to

BEDROOM TWO

14'0" x 12'4"

This double bedroom has fitted wardrobes to one wall and a

double glazed window to the rear elevation. There is one single radiator and a fitted carpet.

From the bedroom door opens to the

EN SUITE BATHROOM

The en-suite has a modern white four piece suite incorporating hand wash basin with mixer tap and low flush W/C in a bathroom cabinet, panelled bath and corner shower cubicle with shower unit. The bathroom is fully tiled including the floor and has inset spotlight fittings to the ceiling, double glazed window to the side elevation, extractor fan and chrome heated towel rail/radiator.

From the dining area door opens to

BEDROOM THREE

15'5" x 8'10"

This third double bedroom has built-in wardrobes to one wall and a double glazed window to the rear elevation together with one single radiator.

From the dining area through to the

GARDEN ROOM

13'8" x 9'8"

This delightful garden room overlooks the south facing flagged patio area and has double glazed bi-folding doors to the side elevation together with three Velux double glazed skylight windows providing the room with a light and spacious aspect. The room also benefits from exposed beams and a stone flagged floor adding to the charm and character of the property.

From the garden room there is access to a cloak cupboard with hanging rail and useful storage space. From the cloaks cupboard door to a

SHOWER ROOM

The shower room has a white three piece suite incorporating hand wash basin in vanity unit with mixer tap, low flush W/C and corner shower cubicle with shower unit. The shower room is fully tiled including the floor.

from the garden room door to the

MASTER BEDROOM

12'11" x 16'9"

This spacious master bedroom has a uPVC double glazed window to the rear elevation together with a glass block window to the front elevation. There are inset spotlight fittings to the ceiling and laminate a wood flooring.

From the master bedroom door to the

EN SUITE SHOWER ROOM

The en-suite has a modern white three piece suite incorporating a vanity unit with double wash basins and mixer taps with fitted drawers beneath, low flush W/C and large walk-in shower cubicle with shower unit. The en-suite is fully tiled including the floor and has a uPVC double glazed window to the rear elevation together with inset spotlight fittings and extractor fan.

From the garden room door opens to the

UTILITY ROOM

9'8" x 6'6"

The utility room has fitted wall and base units with matching work surfaces incorporating a stainless steel single drainer sink unit with mixer tap. There is plumbing for an automatic washing machine together with power points for a tumble dryer and fridge freezer. One double radiator.

From the open plan lounge door opens to

BEDROOM FOUR/STUDY

9'10" x 9'6"

This single bedroom is presently used as a study and has a uPVC double glazed window to the front elevation together with access to the loft space. There is one single radiator, wall mounted TV fittings and fitted carpet.

GENERAL

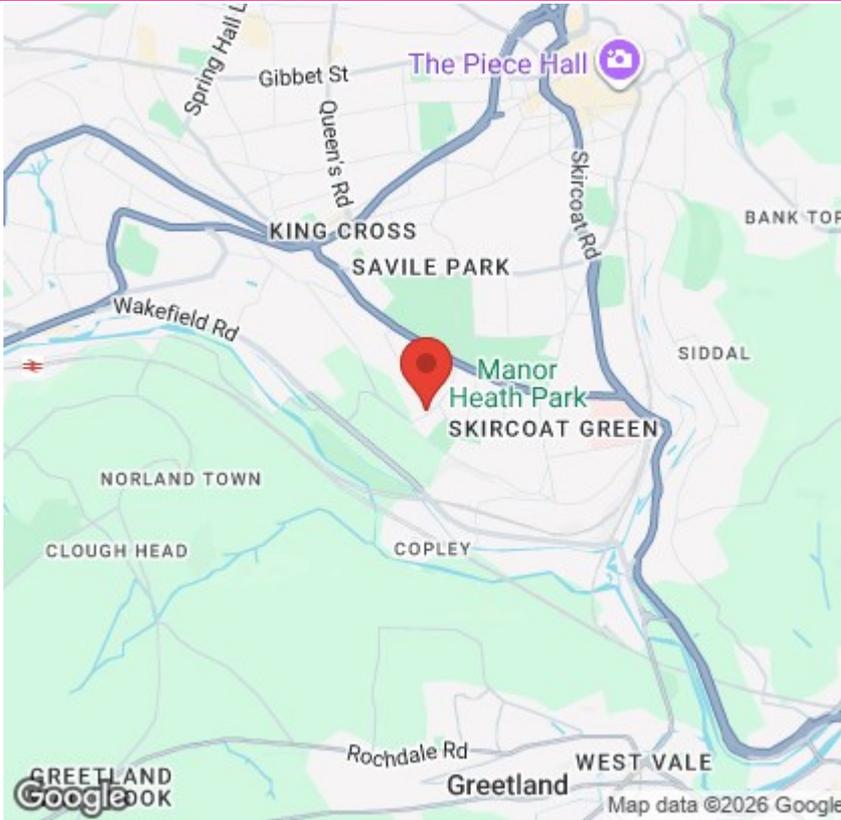
The property is constructed of stone and surmounted with a blue slate roof and benefits from all mains services including gas, water and electricity. The open plan lounge, dining room and kitchen area together with the master bedroom benefit from underfloor heating whilst the remaining rooms are heated via radiators. The property is Freehold, benefits from double glazing (majority uPVC), and is in Council tax band E

EXTERNAL

To the front of the property electric gates with an intercom entry system open onto a block paved driveway providing off-road parking for numerous vehicles and leading to the detached stone garage with an electric door together with power and light. There are also patio areas to the front of the property together with raised flower beds. To the side of the property there is a pergola with barbecue and entertaining area together with mature plants and shrubs. There is a flagged patio area and gravelled section leading to landscaped gardens with steps leading to an excellent raised patio with glass balustrade which can also be accessed via the garden room. There is a summerhouse with power and light. A path continues around the rear and remaining side of the property. The gardens have an external power and water supply.







Directions

SAT NAV HX3 OHY

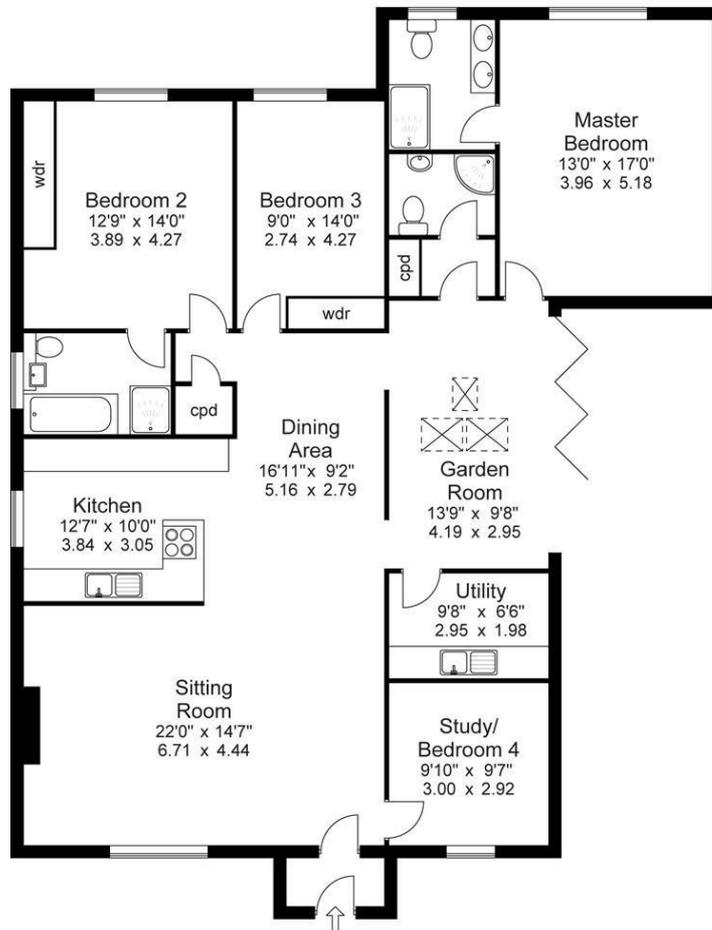
Viewings

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 = 1700 Sq. Feet
= 158.0 Sq. Metres



For illustrative purposes only. Not to scale.