

MARSH & MARSH PROPERTIES

4 Heath Royd, Savile Park, Halifax, HX3 0NW

£325,000



This charming family home is situated on a highly sought after and well regarded street in the well-known Savile Park area of Halifax. This three bedroomed, semi-detached, house has plenty on offer and will certainly impress and delight from the moment you arrive at the property. The house benefits from ample parking with off road parking to the front elevation, with a second parking space located at the end of the shared drive that leads to a single garage that offers an additional secure parking space. The property features a walled, lawned and shrub garden, to the front elevation, that not only enhances the kerb appeal but also increases privacy for the property. To the rear is a low maintenance patio garden, surrounded by trees and wooden fence; this offers the ideal place to sit out and relax.

From the moment you step inside you will be impressed and delighted by the features on offer with this charming home: Its front stained-glass window, original cast iron fireplace and large bay windows that offer a unique and charming appearance. With its spacious entrance hallway, light and bright living room, large and open dining room, well-appointed kitchen, open rear conservatory, three good sized bedrooms and a beautifully presented house bathroom. The whole property is decorated in a neutral and stylish décor that will offer the opportunity for a prospective buyer to move in with little work required.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

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This property benefits from being within the catchment areas of outstanding primary and secondary schools, both within walking distance. Also, there is access into Halifax town centre and excellent links to the M62 motorway, providing quick access to Leeds, Manchester and Bradford. The Halifax train station has fantastic rail connections to the local area, including cross Pennine services and access to the Grand Central train service to London.

With so much on offer with this property, including the sought after location, well-presented internals and ample parking, an appointment to view is essential.

From the front of the property a wooden door opens into the

HALLWAY



A light, bright and welcome reception to the property, the hallway features stained glass windows surrounding the front door that offers a unique and charming frontage. With a carpeted floor, single radiator and cornice to ceiling.

From the hallway wooden doors open into the

LIVING ROOM



A bright living room that is bathed in natural light owing to the feature leaded and stained-glass bay

windows, to the front elevation, overlooking the gardens. The room also benefits from a central gas fireplace, on a granite hearth and with cast iron mantelpiece, offering the ideal central feature for the whole room. With an alcove inset cupboard and shelving, carpeted floor, central light fitting, double radiator, cornice to ceiling and television access point.



DINING ROOM



A large and spacious dining room that offers more than ample space for a large family dining table along with additional furniture. The room creates the ideal communal space for the family; for mealtimes or entertaining, and also functions as a central hub for the property. With a wooden

floor, two double radiators, central light fitting and two large openings leading directly into the kitchen and conservatory.



KITCHEN



A beautifully presented and well laid out kitchen; the ideal place for any culinary enthusiast. A "U" shaped set of granite work surfaces, all with over and under counter cupboard and drawers, and with under cupboard lighting, creates the perfect work space. With a cooker unit, stainless steel extractor, splashback tiling, tiled floor, uPVC double glazed window to the rear elevation, fitted dishwasher, space for a fridge/freezer, ceiling spotlights and an inset porcelain sink with stainless steel mixer tap.



gardens. The conservatory has a tiled floor and is uPVC double glazed on all sides with a sliding door to the far end to provide access to the gardens.

From the hallway carpeted stairs lead up to the

LANDING



A well-presented landing with a carpeted floor, single radiator, stained glass to the side elevation, central light fitting and cornice to ceiling.

From the landing wooden doors open into

CONSERVATORY



BEDROOM 1



An excellent addition to the property creating a light and bright space that overlooks the rear

A beautifully presented master bedroom that offers a charming bay window, to the front

elevation, that makes this bedroom beautifully light and bright that is enhanced by the wall length set of mirrored wardrobes that run along one side of the room and also offer ample storage space. With space for a king sized bed, carpeted floor, central light fitting, wall mounted light fitting, cornice to ceiling, and single radiator.



BEDROOM 2



A rather large second bedroom offering space for a king sized bed along with additional bedroom furniture. With a carpeted floor, single radiator, central light fitting, wall mounted light fitting, windows overlooking the rear garden and a cornice to ceiling.

BEDROOM 3



The ideal room for a guest bedroom, work from home office or child's bedroom. With a carpeted floor, single radiator, central light fitting and window to the front elevation.

BATHROOM



A beautifully presented and well laid out house bathroom that makes excellent use of the space on offer to create a highly functional and relaxing room. With a panel bath, corner shower cubicle, vanity inset washbasin, feature stained glass window, traditional style towel radiator, tiled floor, tiled splashbacks and ceiling inset spotlights.

From the hallway a bi-fold door opens onto stone steps that lead down to the

CELLAR

A large, open and expansive space that runs almost the entire footprint of the property offering a large storage area. The cellar has a number of rooms that are interconnected via openings and steps. With central light fittings and stone shelving.

GARDENS



To the front of the property is a beautifully presented lawned garden, surrounding bed shrubbery and stone wall that offers a fantastic kerb appeal whilst also enhancing the privacy of the property.



To the rear is a well-presented and low-maintenance patio garden, separated into multi-

tiers offering plenty of space to sit back and relax, entertain or even have a barbeque. The garden features a beautiful tree to the far end and is bordered by a wooden fence.



PARKING & GARAGE

To the front of the property, at the side of the front garden, is a parking bay for one car.

A central shared driveway leads down to a second parking space that is in front of the single garage, which in turn offers an additional secure parking space.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, fitted alarm system and gas central heating.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

LOCATION



What3words: [///fact.grace.closed](https://www.what3words.com/#!/fact.grace.closed)

Google Plus Code: P46R+556 Halifax

For sat nav users the postcode is: HX3 0NW

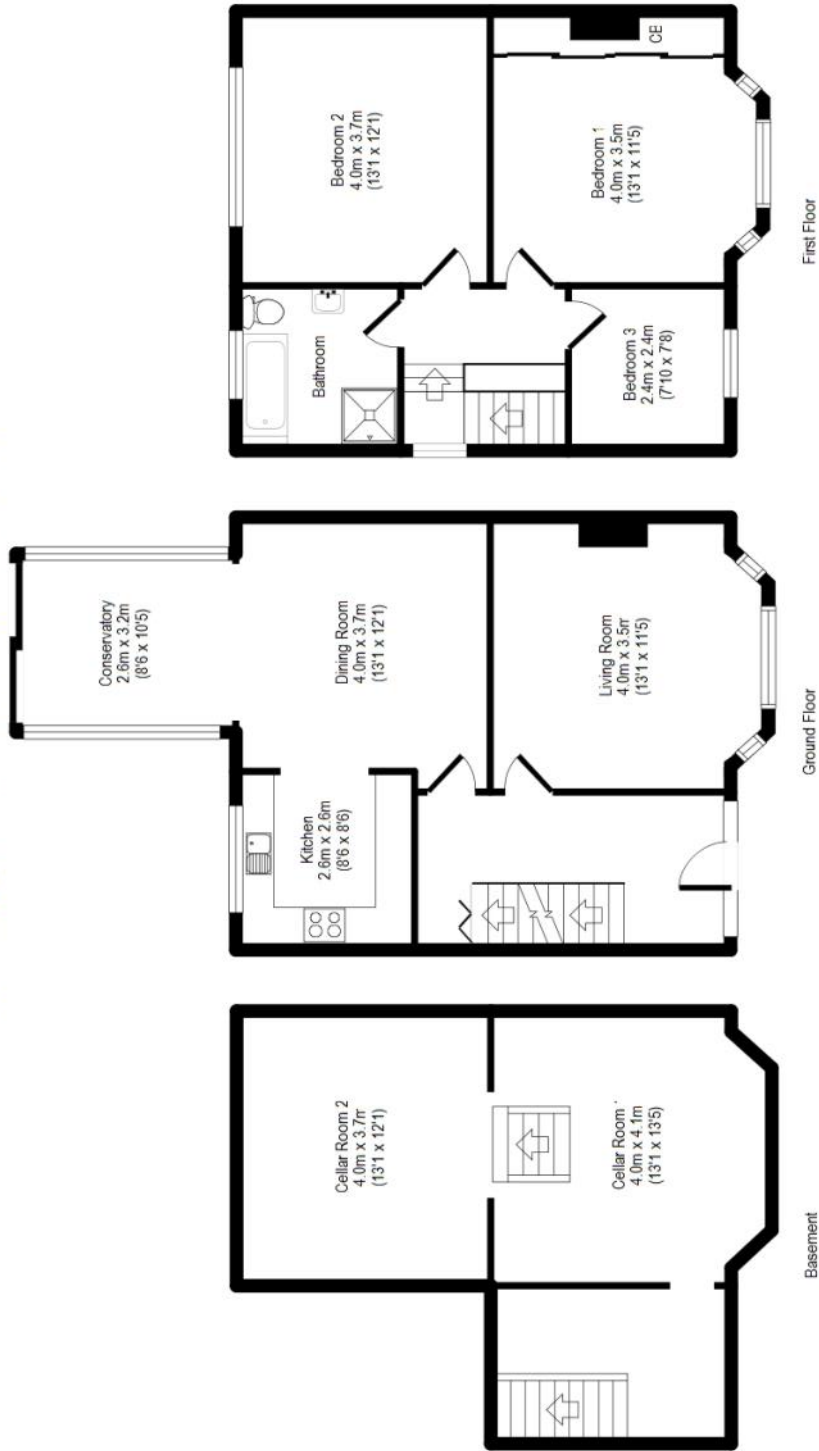
MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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APPROX GROSS INTERNAL FLOOR AREA: 141 sq. m / 1512 sq. ft.

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

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