

# Peter David

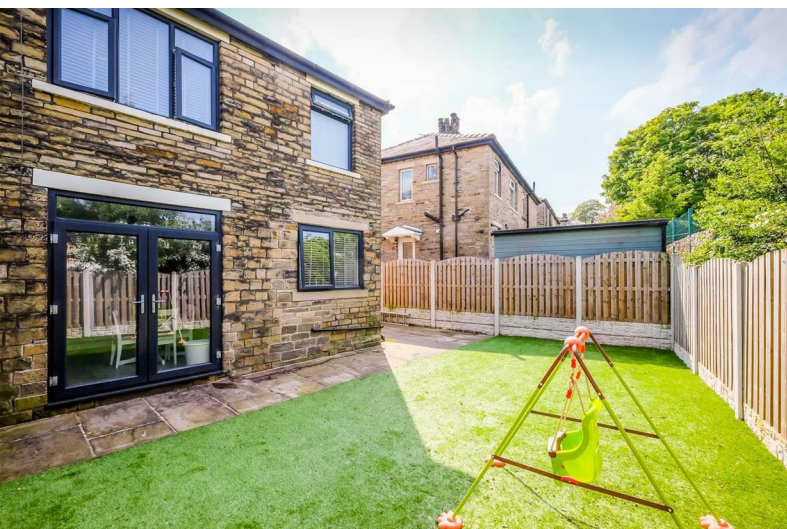
# Properties Ltd

Residential Sales and Lettings



**Savile Drive,**

**£250,000**





Peter David Properties are delighted to bring to market this well presented THREE BEDROOM, SEMI DETACHED FAMILY HOME. Situated in a sought after area, within walking distance of Halifax town centre. As you step inside, you'll be greeted by a spacious entrance hall leading to the lounge and stylish dining kitchen. The property also benefits from a small cellar, three bedrooms, and a contemporary bathroom with a four-piece suite.

The property features off-road parking for multiple vehicles, a rear garden, UPVC double glazing and gas central heating. The property is situated within walking distance of Halifax town centre and Savile Park and provides excellent access to the M62 motorway network linking the business centres of Manchester and Leeds.

- THREE BEDROOM
- SEMI DETACHED
- WELL PRESENTED FAMILY HOME
- SOUGHT AFTER LOCATION
- EASY ACCESS TO HALIFAX CENTRE
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- EPC RATING - E
- COUNCIL TAX BAND - C

## Accommodation

### Entrance hall

Accessed via a composite door and having stairs rising to the first floor landing.

### Lounge

12'5" x 12'11" (3.8 x 3.95)

Well presented with a feature gas fire and marble surround, double glazed bay window with made to measure blinds.

### Dining Kitchen

18'3" x 11'1" (5.57 x 3.4)

The kitchen features contemporary wall and base units with solid countertops, a Belfast sink with mixer tap, multi-fuel Rangemaster cooking range with an overhead extractor and space for a washing machine and tumble dryer. It is equipped with one central heating radiator, UPVC double glazed patio doors lead to the enclosed private rear garden, while a UPVC double glazed window at the rear allows natural light to fill the room, creating an airy and open atmosphere.

## First floor

### Bedroom one

11'0" x 12'11" (3.37 x 3.95)

A spacious double bedroom with a central heating radiator and double glazed bay window.

### Bedroom two

10'0" x 11'1" (3.07 x 3.4)

A double bedroom with built in wardrobes, a central heating radiator and double glazed bay window.

### Bedroom three

6'8" x 6'6" (2.05 x 2)

A single bedroom with a central heating radiator and a double glazed window.

### Bathroom

7'8" x 7'8" (2.35 x 2.35)

Fully tiled with a white four piece suite which comprises of a shower enclosure, bath, vanity unit hand basin, low flush WC, central heating radiator and a double glazed window.

### External

To the front of the property there is a large driveway providing off road parking for a number of cars. To the rear you will find a low maintenance enclosed garden with a flagged patio and artificial grass.

### Directions

Please use post code HX1 2EU for sat nav directions.

### PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



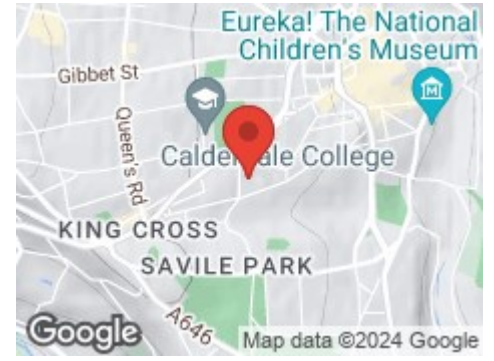
## Road Map



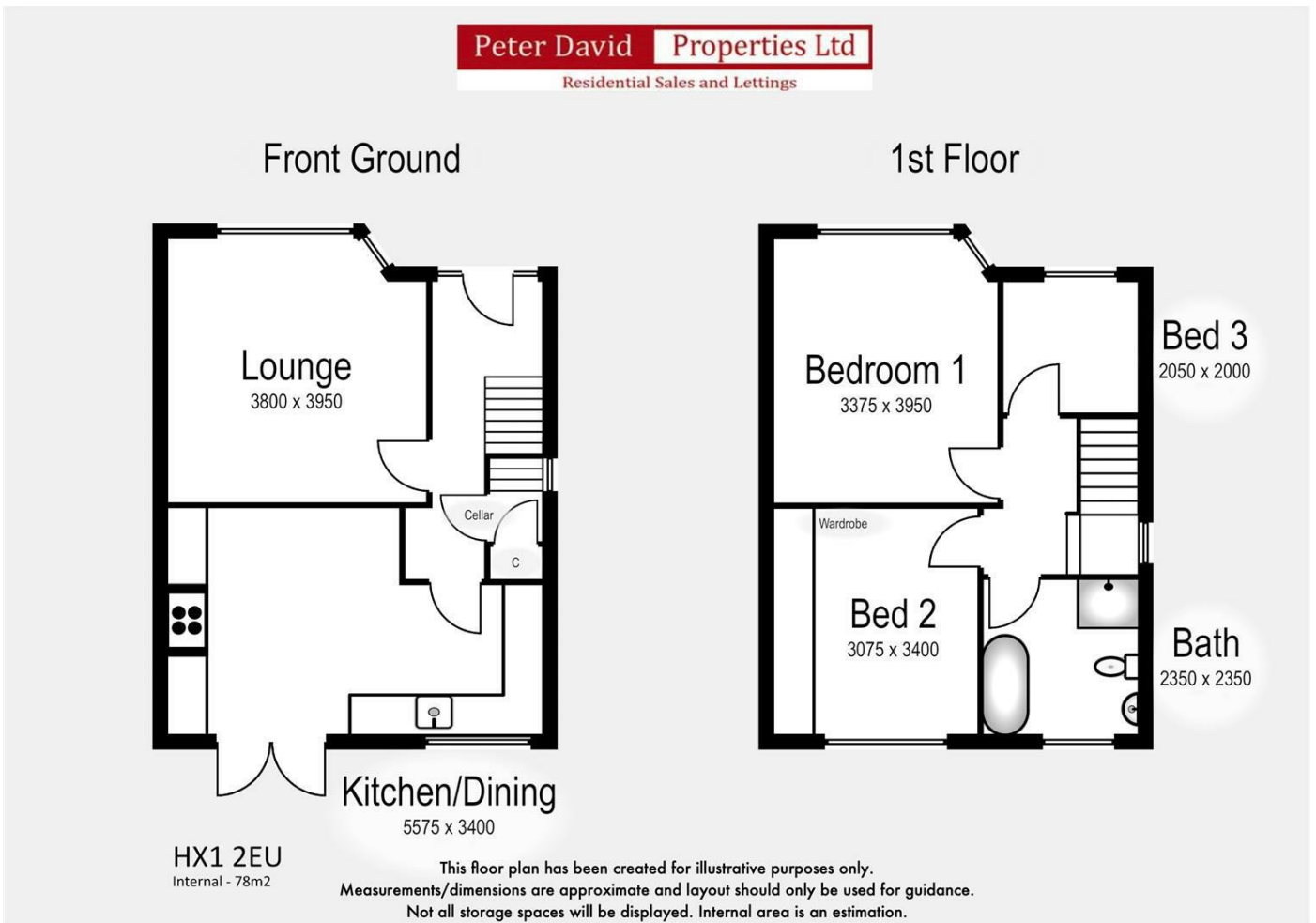
## Hybrid Map



## Terrain Map



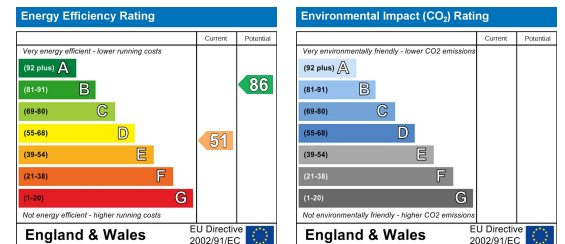
## Floor Plan



## Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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361 Skircoat Green Road,  
Halifax  
HX3 0RP

102 Commercial Street  
Brighouse HD6 1AQ

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

[www.peterdavid.co.uk](http://www.peterdavid.co.uk)

T: 01422 366948  
E: [halifax@peterdavid.co.uk](mailto:halifax@peterdavid.co.uk)

T: 01484 719191  
E: [brighouse@peterdavid.co.uk](mailto:brighouse@peterdavid.co.uk)

T: 01422 844403  
E: [hebdenbridge@peterdavid.co.uk](mailto:hebdenbridge@peterdavid.co.uk)

T: 01484 719191  
E: [huddersfield@peterdavid.co.uk](mailto:huddersfield@peterdavid.co.uk)