

Peter David

Properties Ltd

Residential Sales and Lettings



Rocks Road, Savile Park

£330,000





Nestled in the prestigious area of Savile Park on Rocks Road, Halifax, this stunning 3-bedroom true bungalow is a gem waiting to be discovered. This beautifully presented property offers a kitchen, lounge/ diner with patio doors to a decked area, three bedrooms, and the bathroom. There is a garden room which is ideal for a studio or home office with power and lighting and a secluded arbor and a potting shed with power.

One of the standout features of this charming home is the large garden which is laid to lawn and has many established plants and trees surrounding the property, not only provides privacy but also adds a touch of natural beauty to the setting, where you can relax and enjoy drinks on the decking or patio.

Whether you're looking for a peaceful retreat and a place to call home, this bungalow offers a unique opportunity to experience the best of Halifax living. Don't miss out on the chance to make this delightful property your own slice of paradise in Savile Park.

- 3 BEDROOM TRUE BUNGALOW
- SHARED DRIVEWAY
- BEAUTIFUL AND PRIVATE GARDEN
- GARDEN ROOM
- DECKING FROM THE LOUNGE
- GAS CENTRAL HEATING AND DOUBLE GLAZING THROUGHOUT
- GOOD SCHOOLS IN THE AREA BOTH PRIMARY AND SECONDARY
- COUNCIL TAX BAND D
- EPC RATING C

Accommodation

Entrance Hallway

Enter the property via a Upvc door with glass sides. Loft hatch, part boarded loft with pull down ladders. A welcoming entrance with a gas central heating radiator and doors lead to:

Kitchen

7'0" x 14'2" (2.15 x 4.33)

A beautiful room with a range of matching wall and base units with complementary work surfaces and splash back, inset one and a half bowl, stainless steel sink with mixer shower tap, gas hob and extractor fan, integrated double oven, fridge/freezer, washing machine. A matching breakfast bar completes the kitchen with two windows and gas central heating radiator.

Lounge / Diner

11'3" x 18'9" (3.43 x 5.73)

Fantastic room with double patio doors to the decked balcony and space for a dining table. Windows and two central heating radiators.

Bedroom 1

10'2" x 11'3" (3.1 x 3.45)

A double bedroom with built in wardrobes, two windows and gas central heating radiator.

Bedroom 2

8'1" x 11'3" (2.48 x 3.45)

A double bedroom with fixed wardrobe, window and gas central heating radiator.

Bedroom 3

7'0" x 8'8" (2.15 x 2.65)

A large single bedroom with window and gas central heating radiator.

Bathroom

5'10" x 8'8" (1.8 x 2.65)

Beautifully presented shower room, a large shower cubicle with aqua panels, wash hand basin vanity and WC. Chrome towel heater and window with privacy glass.

Garden Room/ Home Office

11'5" x 8'0" (3.48 x 2.45)

Ideal for a studio or home office, power and lighting.

External

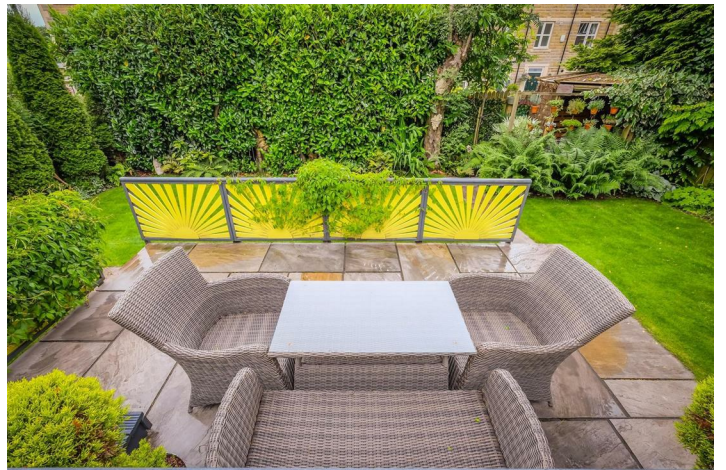
Access the property via a shared driveway, providing off street parking. The garden is a beautifully landscaped, lawned garden with well established plants and large trees providing privacy, patio area and decking from the lounge. There is also a secluded arbor and potting shed with power.

Directions

Please use post code HX3 0HR 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.
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Road Map



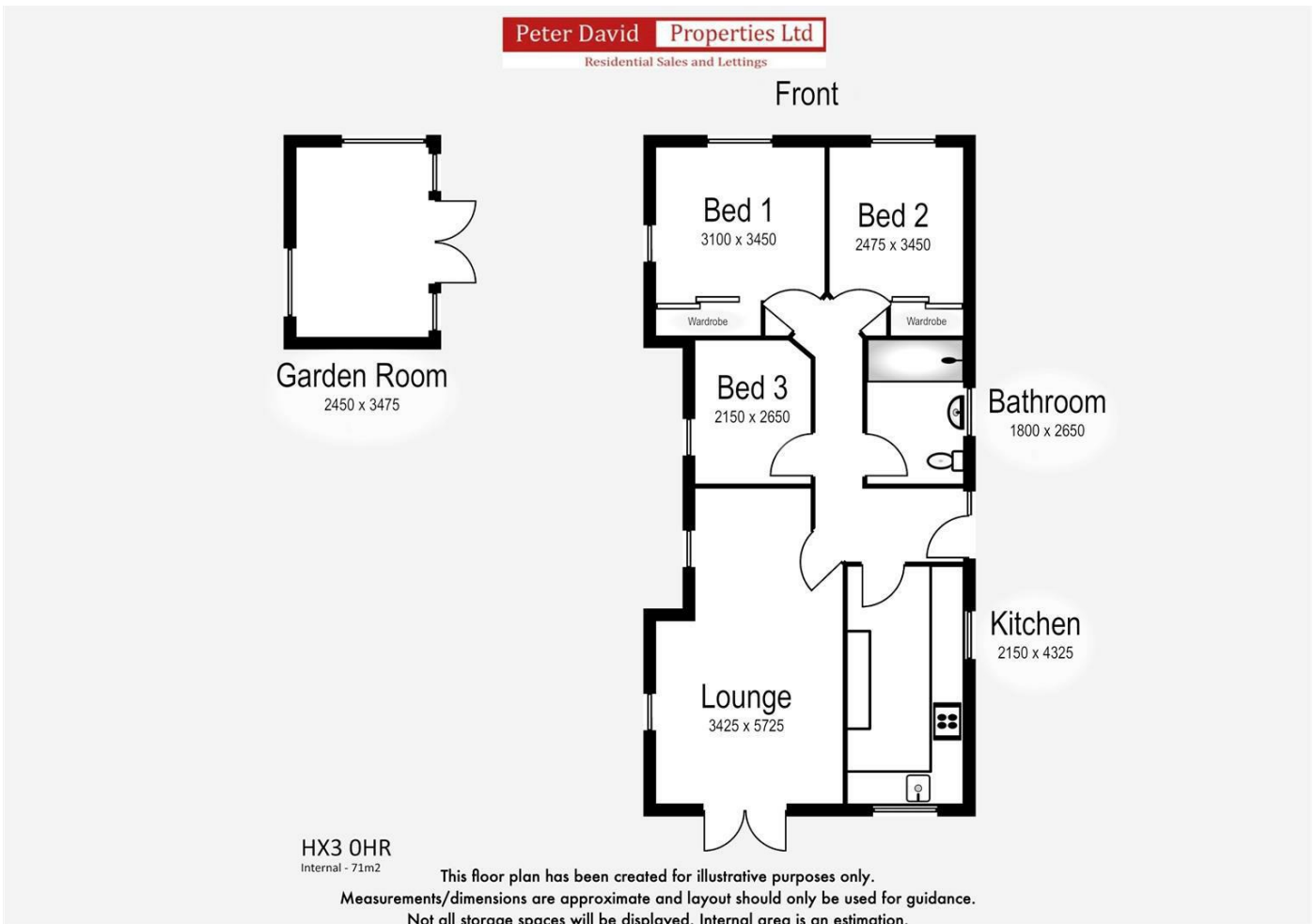
Hybrid Map



Terrain Map



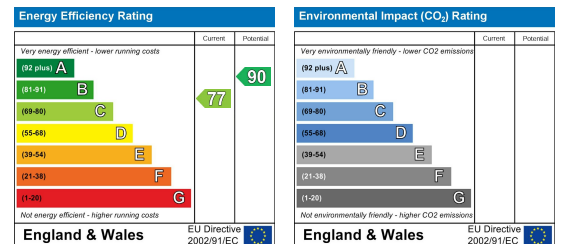
Floor Plan



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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