

Peter David

Properties Ltd

Residential Sales and Lettings



## Warren Lodge Gardens, Savile Park

Offers Over £495,000







Nestled in the charming Warren Lodge Gardens of Savile Park, this stunning townhouse offers a perfect blend of comfort and style. Boasting 4 bedrooms and 2 bathrooms spread across three floors, this stone-built property provides ample space for a growing family or those who love to entertain.

This impressive house features a ground floor open plan room which includes the Kitchen/dining and living area which welcomes you with warmth and elegance, perfect for relaxing evenings or hosting guests. Downstairs w.c, storage, utility and the integral garage are all on this floor. On the 1st floor there is the lounge with terrace: being the highlight of this home with views over Savile Park, adding a touch of tranquillity to your everyday life. On this floor is also the master bedroom with balcony and en-suite. On the 2nd floor there are 3 further bedrooms and the house bathroom.

One of the key features of this property is the fully enclosed low maintenance garden. Additionally, the gated off-road parking and integral double garage provide convenience and security for your vehicles.

Situated within walking distance of the Calderdale Royal Hospital, Skircoat Green amenities, and top-rated primary and secondary schools, this home offers both comfort and convenience. Whether you're looking for a peaceful retreat or a family-friendly environment, this immaculately presented townhouse is sure to exceed your expectations.

- FOUR BEDROOM STONE TOWNHOUSE
- INTEGRAL GARAGE
- DRIVEWAY FOR TWO CARS
- FANTASTIC VIEWS OVER SAVILE PARK
- TERRACE AND BALCONY
- MASTER BEDROOM EN-SUITE
- CLOSE TO FANTASTIC PRIMARY AND SECONDARY SCHOOLS
- PATIO GARDEN
- EPC RATING TO FOLLOW
- COUNCIL TAX BAND D

## Accommodation

### Ground Floor

#### Entrance Hallway

An inviting hallway giving access to the ground floor rooms, storage cupboard, beautiful wooden balustrades with glass panels.

#### Open plan kitchen/ Dining and Living room

17'10" x 21'1" (5.45 x 6.45)

A beautiful room with a range of matching wall and base units, complementary work surfaces and splash back, inset stainless steel sink with mixer tap, gas hob and extractor fan, integrated double oven, fridge/freezer, dishwasher and wine cooler. A dining space for a table and chairs and additional lounge area with patio doors to the garden.

#### Downstairs W.C

White WC, wash hand basin with tiled splashback.

#### Garage

9'6" x 16'8" (2.9 x 5.1)

Garage with power and lighting

### 1st Floor

#### Lounge

17'10" x 12'11" (5.45 x 3.95)

Well appointed large, light lounge with double windows at each end and patio doors to the terrace with wonderful views of Savile Park.

#### Terrace

Patio doors from the Lounge with wonderful views of Savile Park and the patio below.

#### Bedroom 1

9'6" x 17'6" (2.9 x 5.35)

Master bedroom with central heating radiator, full wall of fitted wardrobes, door to the private balcony and door leading to:

#### En-suite

7'10" x 8'11" (2.4 x 2.73)

Three piece suite, fully tiled comprising of separate shower enclosure, wash hand basin and WC with fitted vanity units. Chrome towel heater and window.

### 2nd Floor

#### Bedroom 2

11'1" x 11'5" (3.4 x 3.5)

Double bedroom with central heating radiator, window and storage cupboard.

#### Bathroom

6'2" x 10'5" (1.9 x 3.2)

Tiled bathroom with a four piece suite comprising of a bath, separate shower cubicle, wash hand basin and WC. Chrome towel heater and two velux windows.

#### Bedroom 3

9'6" x 11'10" (2.9 x 3.63)

Double bedroom with central heating radiator, velux windows and fitted wardrobes.

#### Bedroom 4

7'10" x 8'9" (2.4 x 2.68)

Double bedroom with central heating radiator and window.

#### External

At the front of the property there is a driveway for parking two cars, 7.4kw electric charging point and the integral garage. To the rear of the property there is an enclosed patio bordered with raised flower beds and mature shrubs.

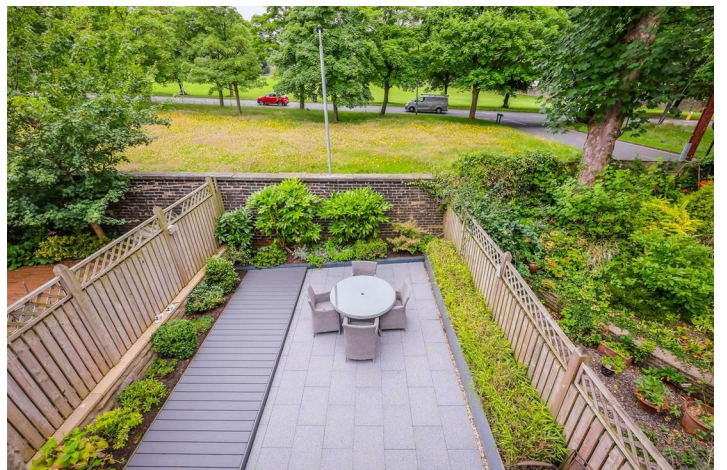
#### Directions

Please use post code HX3 0RB 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



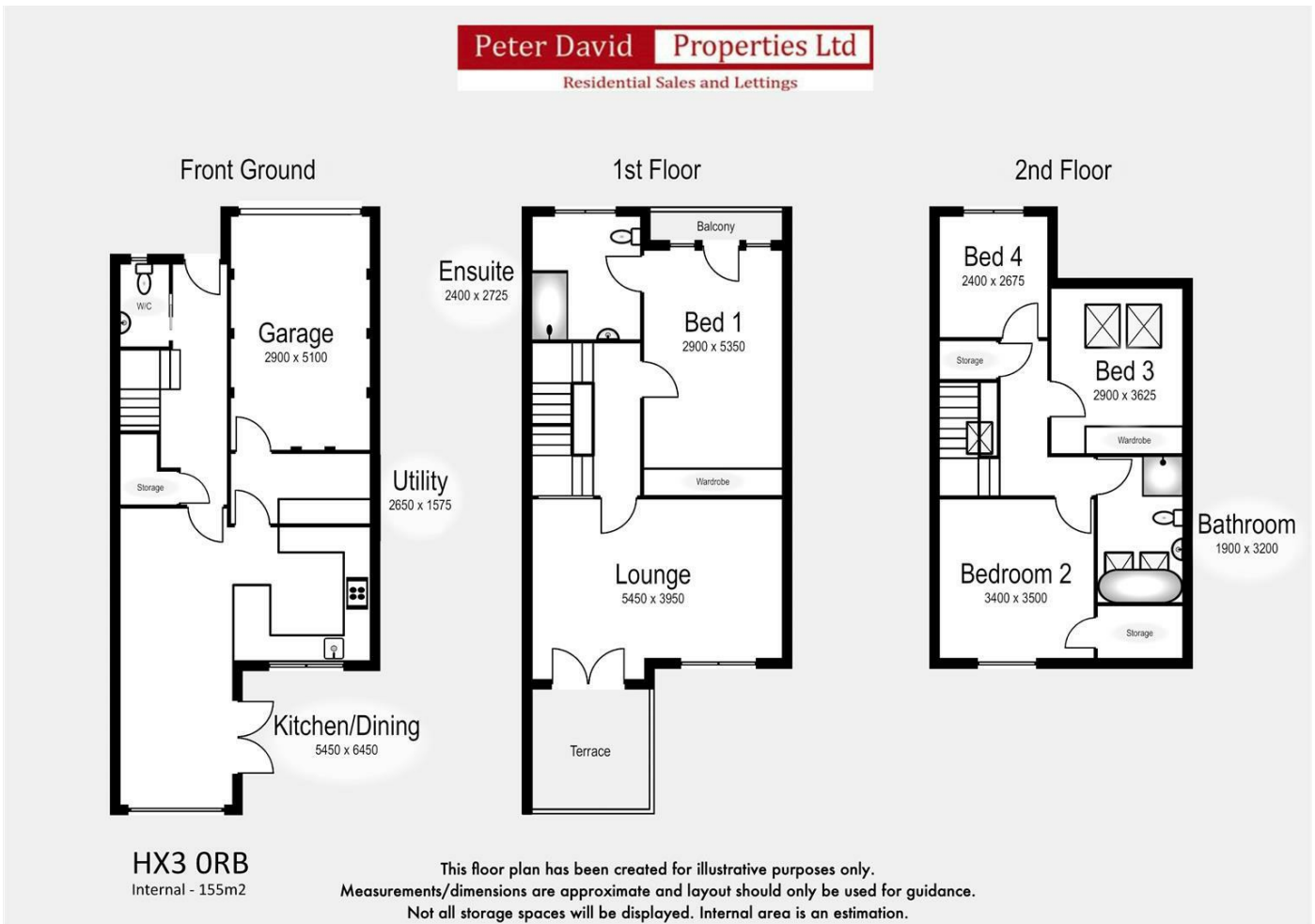
## Hybrid Map



## Terrain Map



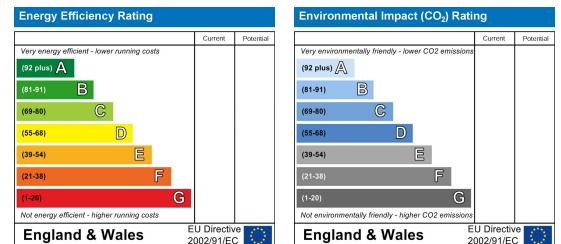
## Floor Plan



## 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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