



'THE LODGE' 19 KENSINGTON ROAD SAVILE PARK, HALIFAX

Situated in one of Calderdale's premier residential locations, within the heart of Savile Park, lies this recently refurbished stone built two bedroomed detached bungalow providing extremely attractive living accommodation. Although the property has recently been fully modernised it has retained many period features enhancing its' character just step inside this delightful property and you cannot fail to be impressed by the delightful accommodation which has a wealth of quality fixtures and fittings. The property provides excellent access to the local amenities of Savile Park and Skircoat Green as well as easy access to Halifax town centre and the M62 motorway network. Very rarely does the opportunity arise to purchase such a quality detached bungalow in this highly desirable and sought-after location and as such an early appointment to view is essential

Price Guide: O/A £395,000

The front entrance door opens to the

ENTRANCE VESTIBULE

With cornice to ceiling and fitted carpet. From the Entrance Vestibule a panelled door opens into the

SPACIOUS LOUNGE 4.77m x 4.95m



The central feature of this delightful room is the inglenook fireplace incorporating a gas stove on a matching stone hearth. Double glazed windows to the front and side elevations provide this room with its light and spacious aspect. Cornice to ceiling with matching centre rose, one double radiator with cover, one TV point and a fitted carpet.

From the Lounge a panelled door opens into the

EXTENDED DINING KITCHEN 7.93m x 3.58m narrowing to 2.71m

KITCHEN AREA



Fully fitted with a range of modern Howden base units with solid oak work surfaces, gas cooker point, electric cooker with ceramic hob and oven and grill, extractor in stainless steel and glazed canopy above with matching splash back, stainless steel single drainer sink unit with mixer tap and integrated dishwasher. This attractive kitchen has matching solid oak splash backs with complementing colour scheme to the surrounding walls and

inset spotlight fittings to the ceiling with a laminate wood floor and a modern vertical radiator.

DINING AREA



The Dining Area has two Velux double glazed skylight windows and double-glazed patio doors providing this room with its light and spacious aspect. There is a fitted base unit with solid oak work surface, inset spotlight fittings to the ceiling and a laminate wood floor. The double-glazed patio doors open onto a south facing landscaped garden.

From the Lounge a doorway leads to the

INNER HALL

With fitted carpet, inset spotlight fittings to the ceiling and access via a loft ladder to a partially boarded and fully insulated loft. From the Inner Hall a panelled door opens into

BEDROOM ONE 3.92m x 3.43m



This spacious double bedroom has a large uPVC double glazed window to the front elevation, cornice to ceiling with matching centre rose, one double radiator and a fitted carpet.

From the Hall a door opens into

BEDROOM TWO 3.04m x 3.94m



This second double bedroom has a uPVC double glazed picture window to the side elevation, cornice to ceiling, one double radiator with shelf above and a fitted carpet.

From the Hall a door opens into a

STOREROOM

Housing the Worcester combination boiler, with coat hanging facilities, fitted shelves and a uPVC double glazed window to the front elevation.

From the Hall a door opens into the

BATHROOM 3.86m x 2.37m



With three-piece suite comprising large walk-in shower cubicle with overhead and handheld shower units, low flush period style WC and hand wash basin with mixer tap in vanity unit with marble top, fitted drawer and cupboards. This attractive bathroom is tiled around the shower with matching panelling and complementing colour scheme to the remaining walls with a panelled ceiling with inset spotlight fittings. Radiator/towel heater. Door to a

UTILITY CUPBOARD

This utility cupboard is plumbed for an automatic washing machine has power points and a shelf for a tumble dryer.

GENERAL

The property is constructed of stone and is surmounted with a blue slate roof. It has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating.

EXTERNAL



The property is set in mature landscaped gardens, with mature shrubs, flagged patio area, a bin store and path leading to the front entrance door. There are a wrought iron gates opening to a flagged drive leading to a

STONE BUILT DETACHED DOUBLE GARAGE 5.49m x 4.93m



With two up and over doors. The garage has a separate power supply with a new consumer unit. The garage has planning permission to be converted into a studio apartment, details of which can be obtained from Calderdale MBC's website.

To the remaining side of the property there is a path and gravelled area with a decked area and garden shed providing useful storage facilities.

TO VIEW

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

DIRECTIONS

SAT NAV HX3 OHN

Approx Gross Floor Area = 973 Sq. Feet
= 90.39 Sq. Metres



For illustrative purposes only. Not to scale.