



SUMMERLEY HOUSE, SAVILE PARK, HALIFAX

Situated in this highly and desirable residential location on the outskirts of Savile park lies this individually designed and built 6/7 bedrooomed family home. This deceptively spacious residence enjoys superb panoramic views to the rear enjoying breath-taking views of Wainhouse Tower, the Norland hillside, the Ryburn Valley, and the surrounding areas. Although the property requires some cosmetic attention, which is reflected in the asking price and an internal inspection is essential to fully appreciate the spacious family accommodation and stunning views this property provides. The property has the benefit of 2 reception rooms, a modern kitchen, 6 bedrooms 3 bathrooms, a utility room and an office / study, gardens, off road parking for numerous vehicles, as well as a detached double garage which could be converted to extra living accommodation or a separate dwelling subject to obtaining the relevant planning permission. The property provides excellent access to the local amenities of Savile Park and Skircoat Green, including outstanding schools, as well as easy access to the Trans Pennine road and rail network linking the business centres of Manchester & Leeds. Very rarely does an opportunity arise to purchase a modern detached property with excellent potential at this realistic price and as such an early inspection to view is absolutely essential

Price Guide: 0/0 £425,000



The uPVC double glazed side entrance door opens into the

ENTRANCE HALL

With one single radiator with shelf above, and a laminate wood floor.

From the Entrance Hall a door opens into

BEDROOM THREE 5.81m x 3.05m

With uPVC double glazed windows to the front and side elevations providing this room with its light and spacious aspect, two single radiators and a fitted carpet. Originally two smaller rooms, the dividing wall has been removed to provide one spacious double bedroom.

From the Entrance Hall a door opens into

BEDROOM SIX 3.35m x 3.74m

With uPVC double glazed window to the side elevation, one single radiator and a fitted carpet.

From the Entrance Hall down to the

UTILITY ROOM 2.07m x 3.35m

This spacious utility room has a W hand wash basin and plumbing for an automatic washing machine. The Utility room could be converted into an en suite bathroom if so required.

From the Entrance Hall double glass panelled doors open into an

INNER HALL

With one double radiator, double louvre doors open to a boiler cupboard housing the central heating boiler and a fitted carpet.

From the Inner Hall a door opens to the

STUDY/BEDROOM SEVEN 2.27m x 3.01m

With uPVC double glazed tilt and turn window to the front elevation enjoying superb panoramic views, one double radiator and a fitted carpet.

From the Inner Hall a door opens into

BEDROOM FIVE 3.01m x 4.29m

With uPVC double glazed window to the front elevation enjoying attractive panoramic views, inset spotlight fittings to the ceiling, wall mounted TV point, one double radiator and a fitted carpet.

From the Inner Hall a door opens to the

BATHROOM

With four piece suite in cream shade comprising pedestal wash basin, low flush WC, panelled bath and shower cubicle with shower unit. The bathroom is fully tiled has a pine panelled ceiling and fitted carpet, uPVC double glazed window to the side elevation and one double radiator.

From the Inner Hall a door opens to

BEDROOM FIVE 3.02m x 4.76m

With uPVC double glazed windows to the side elevation, built-in bedroom furniture to one wall incorporating wardrobes and dressing table with fitted cupboards above, one double radiator and a fitted carpet.

From the Inner Hall stairs lead to a

HALF LANDING

With further stairs leading to the

DINING AREA 4.91m x 3.29m

With uPVC double glazed window to the front elevation taking full advantage of the superb panoramic views this property provides. Louvre doors open to a built-in cupboard housing the cylinder tank and providing useful storage facilities, one double radiator, one telephone point and a fitted carpet.

From the Dining Area through to the

FITTED KITCHEN 3.36m x 3.01m

Being fitted with a range of wall and base units incorporating matching work surfaces with A stainless steel 1 ½ bowl sink unit with mixer tap, Stoves multi-fuel cooking range with extractor in canopy above and plumbing for an automatic dishwasher. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, uPVC double glazed windows to the front and side elevation provide this room with its light and spacious aspect as well as taking full advantage of the panoramic views.

From the Dining Area a door opens into the

SPACIOUS LOUNGE 6.19m x 4.88m

This superb lounge has French doors opening onto a south facing balcony which enjoys breath taking panoramic views over the Norland hillside and surrounding countryside. There is a wall mounted living flame log effect gas fire, two double radiators, uPVC double glazed floor to ceiling window to the front elevation with further uPVC double glazed window to the side elevation and a fitted carpet.

From the Lounge double French doors open onto a south-facing glazed balcony with a decked floor.

From the Dining Area a door opens to a small

INNER HALL

From the Inner Hall a door opens to an

EN SUITE SHOWER ROOM

With three piece suite comprising hand wash basin in vanity unit, low flush WC and a shower cubicle with shower unit. The en suite is extensively tiled around the suite with complementing colour scheme to the remaining walls, uPVC double glazed window to the rear elevation and a matching floor.

From the Inner Hall a door opens into

BEDROOM TWO 3.03m x 4.44m

With uPVC double glazed window to the side elevation, one double radiator, one TV point and a fitted carpet.

From the Dining Room a door opens to

MASTER BEDROOM 3.01m x 4.20m excluding wardrobes

With a uPVC double glazed window to the side elevation, built-in wardrobes to one wall incorporating inset mirror with cupboard space above, one double radiator, one telephone point, and a fitted carpet.

From the Bedroom a door opens into the

EN SUITE BATHROOM

With modern three piece suite incorporating pedestal wash basin, low flush WC and panelled bath with Mira shower unit. The bathroom is tiled around the bath and shower with complementing colour scheme to the remaining walls and a matching tiled floor, uPVC double

glazed window to the side elevation, inset spotlight fittings to the ceiling and one double radiator.

GENERAL

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

EXTERNAL

To the side of the property there is a tarmac drive with wrought iron gates opening to a tarmac area providing parking for several vehicles and in turn leads to the detached stone built double garage (6.96m x 5.49m) which has power and light. This detached garage has the potential to be converted into a separate dwelling subject to obtaining the relevant planning permission. There is a south facing flagged patio area. To the front of the property there is a south facing lawned garden with flagged patio. To the remaining side of the property there is a further flagged patio area.

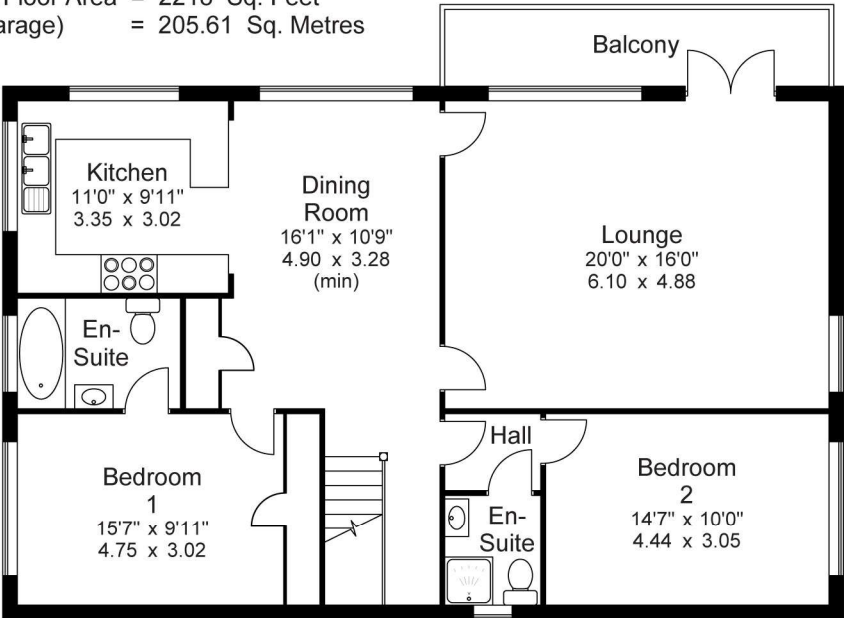
TO VIEW

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

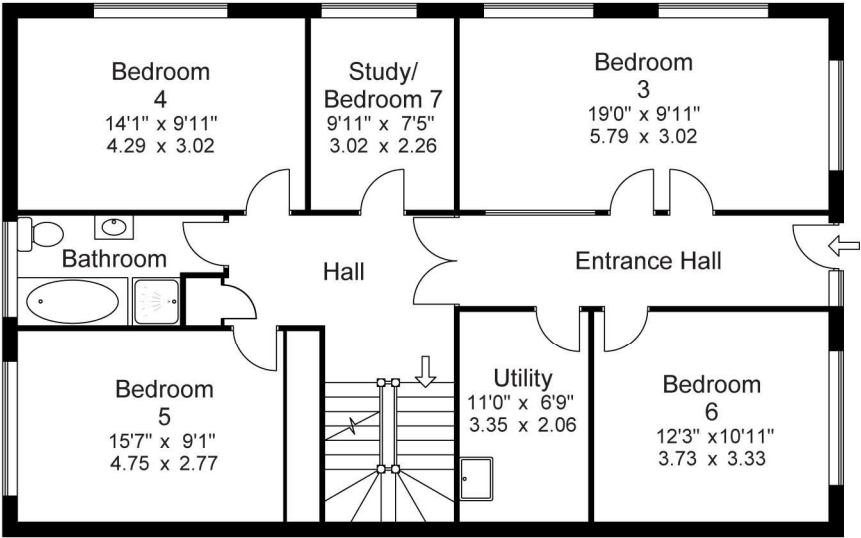
DIRECTIONS

SAT NAV HX3 OHA

Approx Gross Floor Area = 2218 Sq. Feet
(Excl. Garage) = 205.61 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.



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