



11 CLOVER HILL TERRACE SAVILE PARK, HALIFAX

Situated in this extremely convenient and desirable residential location within the Savile Park area, lies this substantial stone built through terraced residence providing attractive and spacious four bedroomed family accommodation. The property briefly comprises an entrance hall, two reception rooms, cellars, four bedrooms, bathroom, uPVC double glazing, gas central heating and gardens. The property provides excellent access to the local amenities of Savile Park and Skircoat Green, including outstanding schools, as well as providing easy access to Halifax town centre and the trans-Pennine road and rail network linking the business centres of Manchester and Leeds. This traditional stone built terraced residence is being sold at this realistic asking price and an early appointment to view is strongly recommended to avoid disappointment.

Price Guide: 0/0 £210,000

The uPVC double glazed front entrance door opens into the

ENTRANCE HALL

With cornice to ceiling with matching picture rail, one double radiator and a tiled floor.

From the Entrance Hall a glass panelled door opens into the

LOUNGE 4.60m x 3.86m



With uPVC double glazed window to the front elevation, fireplace to the chimney breast with wood fire surround and marble hearth, cornice to ceiling with matching picture rail, laminate wood floor, one double radiator and one TV point.

From the Entrance Hall a glass panelled door opens into the

DINING KITCHEN 4.27m x 4.04m



Being fitted with a range of modern wall and base units incorporating matching work surfaces with stainless steel single drainer sink unit with mixer tap, five ring gas hob with fan assisted electric oven and grill beneath and plumbing for an automatic dishwasher. The kitchen is

tilled around the work surfaces with complementing colour scheme to the remaining walls, one double radiator, a combination boiler, uPVC double glazed window to the rear elevation and uPVC double glazed rear entrance door.

From the Dining Kitchen a panelled door opens to the cellar head with uPVC double glazed window to the rear elevation. Stone steps lead down to the

BASEMENT UTILITY CELLAR

With power and light and plumbed for an automatic washing machine, period wrought iron range to the chimney breast, uPVC double glazed window to the rear elevation and one double radiator. Doorway through to

KEEP CELLAR

Housing the electric meter.

From the Entrance Hall stairs with fitted carpet lead to the

FIRST FLOOR LANDING

With uPVC double glazed window to the rear elevation and a fitted carpet. A panelled door opens to

BEDROOM TWO 4.27m x 3.23m

With uPVC double glazed window to the rear elevation, picture rail, one double radiator and a fitted carpet.

From the Landing a panelled door opens into

BEDROOM ONE 4.60m x 3.66m



This spacious double bedroom has a uPVC double glazed window to the front elevation, built-in wardrobes and cupboards to either side of the chimney breast, one single radiator and a fitted carpet.

From the Landing a door opens to

BATHROOM

With modern white three-piece suite comprising corner bath with mixer shower tap, hand wash basin with mixer tap and low flush WC in bathroom furniture. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls and a matching floor, uPVC double glazed window to the front elevation, and a chrome heated towel rail/radiator.

From the Landing a spindled staircase with fitted carpet leads to the

SECOND FLOOR LANDING

With Velux double glazed skylight window, door to cupboard with fitted shelves providing useful storage facilities. From the Landing a door opens to

BEDROOM FOUR 4.27m x 2.90m



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

From the Landing a door opens to

SPACIOUS DOUBLE BEDROOM THREE 4.57m x 4.85m

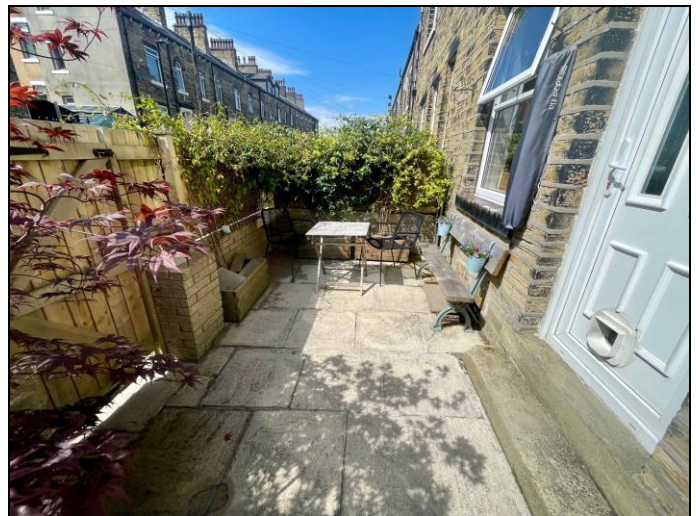


This spacious double bedroom has a uPVC double glazed dormer window to the front elevation, beams to ceiling, laminate wood floor and one double radiator. An attractive feature of this room is the exposed brick work to one wall.

GENERAL

The property is constructed of stone and 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. The property is Freehold and is in Council Tax band A

EXTERNAL



To the front of the property there is a small garden with steps to the front entrance door. To the rear there is an enclosed flagged garden with access to the rear entrance door.

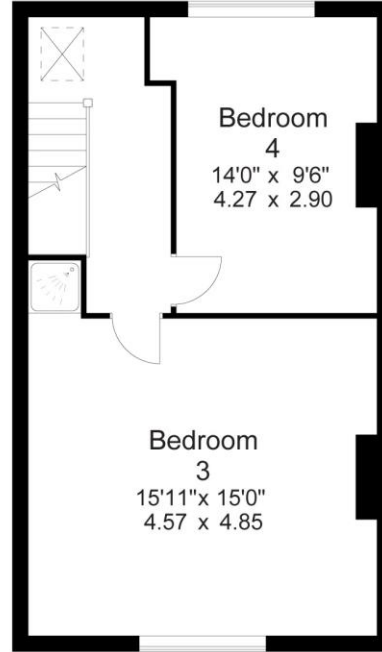
TO VIEW

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

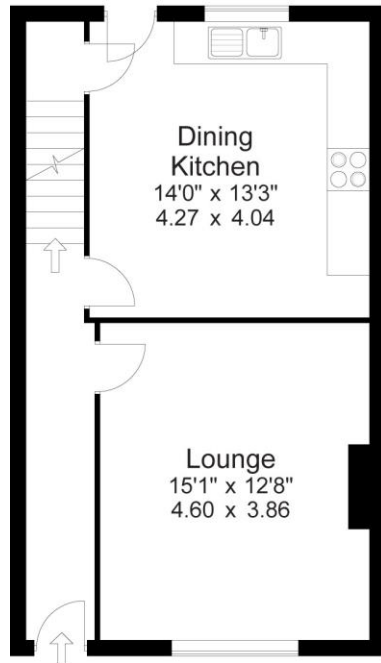
DIRECTIONS

Sat Nav HX1 2XF

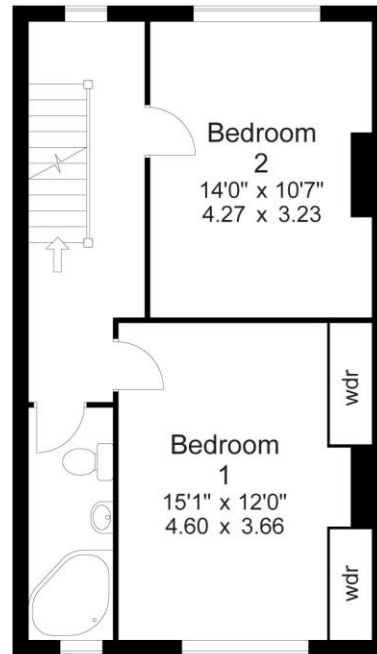
Approx Gross Floor Area = 1425 Sq. Feet
= 132.3 Sq. Metres



Second Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale.

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