



32 BROOMFIELD AVENUE SAVILE PARK, HALIFAX

Situated in one of Calderdale's premier residential locations, lies this extended five bedroomed detached home providing extremely attractive and well-presented family accommodation which briefly comprises an entrance hall, spacious lounge, open plan breakfast kitchen, dining room, downstairs cloakroom, five bedrooms (one ground floor), a modern bathroom, gardens to front and rear, uPVC triple glazing and gas central heating. The property provides excellent access to the local amenities of Skircoat Green and Savile Park, 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. Very rarely does the opportunity arise to purchase such a quality detached five bedroomed residence in this highly desirable location and as such an early appointment to view is essential to avoid disappointment.

Price Guide: 0/0 £550,000



The uPVC double glazed front entrance door opens into the

ENTRANCE HALL

With a solid oak and glazed staircase leading to the first-floor accommodation, cornice to ceiling, inset spotlight fittings, modern period style radiator and a fitted carpet. Door to under stairs cupboard providing storage facilities.

From the Entrance Hall a door opens into the

LOUNGE 6.12m x 4.32m into bay window

This delightful room has an angular bay window to the front elevation incorporating uPVC triple glazed units with a further double-glazed window to the front elevation providing a light and spacious aspect. Feature fireplace incorporating marble inset and hearth with a coal effect living flame gas fire, cornice to ceiling, two double radiators and a fitted carpet.

From the Lounge a door opens into the

OPEN PLAN BREAKFAST KITCHEN 6.02m max narrowing to 4.41m x 5.12m

This superb breakfast kitchen is fully fitted with a bespoke modern kitchen incorporating solid wood wall and base units incorporating matching quartz work surfaces with a white Belfast sink unit with telescopic mixer tap, NEFF induction hob, integrated dishwasher, double oven and grill, integrated fridge freezer and a large breakfast bar with seating for six people. This attractive modern kitchen has matching quartz splash backs with complementing colour scheme to the remaining walls and a matching tiled floor. There are two uPVC triple glazed windows to the rear and side elevations providing this room with its light and spacious aspect, inset spotlight fittings to the ceiling, a modern period style radiator, and wall mounted TV fittings.

From the Breakfast Kitchen through to the

DINING ROOM 4.20m x 3m

With uPVC triple glazed French doors opening onto the rear garden and a further triple -glazed arched window to the rear elevation providing an attractive garden outlook, polished tiled floor, a modern vertical radiator, and cornice to ceiling.

From the Entrance Hall a door opens to the

DOWNSTAIRS CLOAKROOM

With modern white two-piece suite comprising hand wash basin and low flush WC. The cloakroom is extensively tiled around the suite with complementing colour scheme to the remaining walls, uPVC triple glazed window to the rear elevation, radiator with cover and a matching tiled floor.

From the Entrance Hall a door opens into

BEDROOM TWO 7.01m x 3.03m

This delightful spacious double bedroom with seating area was converted from the original garage and has uPVC triple glazed French doors opening onto the front garden. There is a dressing and seating area, mirrored walls, wall mounted TV fittings, inset spotlight fittings to the ceiling, one double radiator and a fitted carpet.

From the Entrance Hall a glazed and solid oak staircase leads to a half landing and continues to the

FIRST FLOOR LANDING

With glazed balustrade, uPVC triple glazed window to the side elevation, access to an insulated and partially boarded loft, cornice to ceiling, period style radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM FIVE 2.14m x 2.73m

This single bedroom is presently used as a make-up room and has a uPVC triple glazed window to the front elevation enjoying an attractive garden outlook, cornice to ceiling, one double radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM ONE 3.88m x 3.49m

With uPVC triple glazed window to the front elevation enjoying an attractive garden outlook. Cornice to ceiling, inset spotlight fittings to ceiling, one double radiator and a wood floor.

From the Landing a door opens to

BEDROOM FOUR 2.53m x 2.47m

This single bedroom is presently used as a dressing room and has a uPVC triple glazed window to the side elevation, built-in shelves with a hanging rail providing useful storage facilities, cornice to ceiling, one double radiator and a fitted carpet.

From the Landing a door opens into

BEDROOM THREE 2.46m x 3.40m

This third double bedroom has a uPVC triple glazed window to the rear elevation, cornice to ceiling, one double radiator and a fitted carpet.

From the Landing a door opens into the

BATHROOM

Fitted with a modern white four-piece suite comprising hand wash basin with mixer tap in vanity unit and low flush WC, panelled bath with mixer tap and hand held shower unit, corner shower cubicle with shower unit. This attractive bathroom is fully tiled including the floor and a panelled ceiling with inset spotlight fittings, uPVC triple glazed window to the rear elevation and a chrome heated towel rail/radiator.

GENERAL

The property has the benefit of all mains services gas, water and electric with the added benefit of uPVC triple glazing and gas central heating. The property is freehold and is in council tax band E.

EXTERNAL

To the front of the property there is a delightful lawned garden with mature plants and shrubs and a block paved drive leading to a block paved parking area. To either side of the property there is a flagged path leading to the rear of the property where there is an enclosed private garden with flagged patio area, lawn and mature trees and shrubs. Access from the rear of the property to the

UTILITY ROOM 3.11m x 1.45m

Housing the central heating boiler, and having plumbing for a washing machine, power for a tumble dryer and uPVC triple glazed window to the rear elevation.

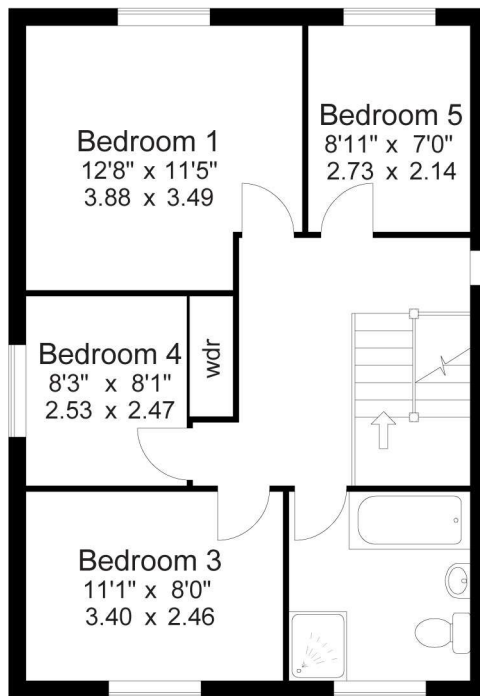
TO VIEW

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

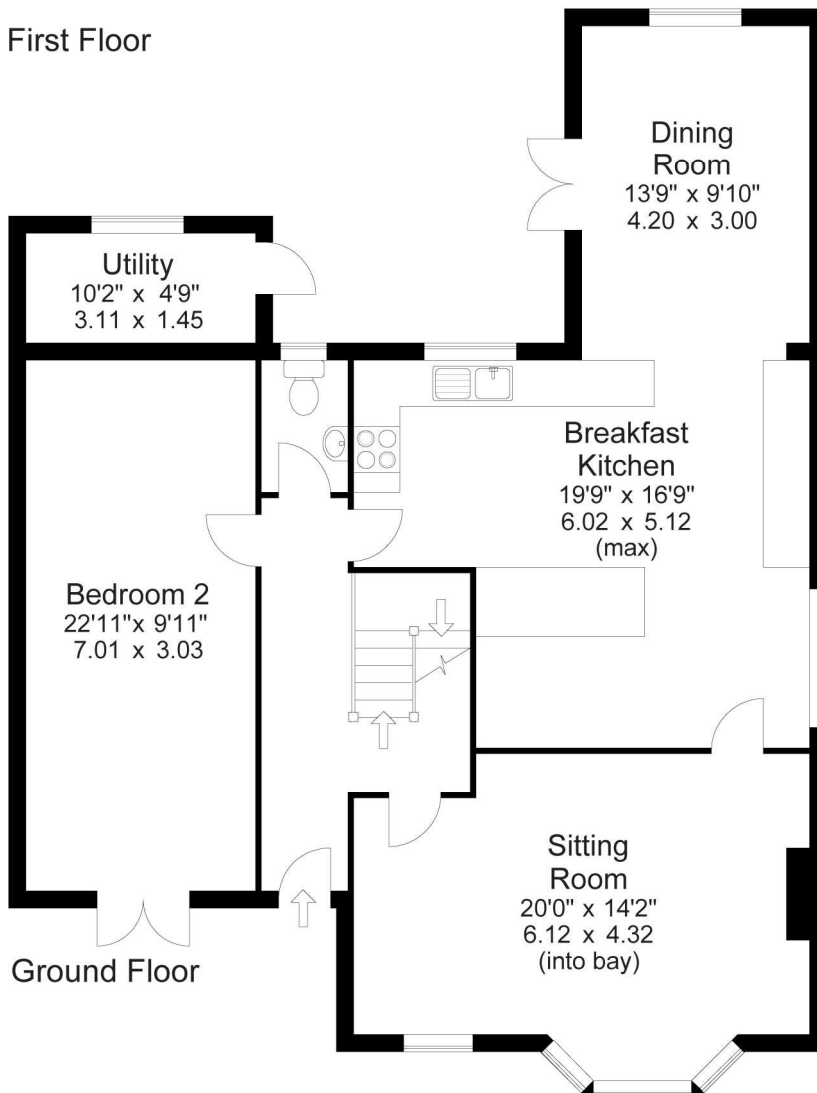
DIRECTIONS

HX3 0JF

Approx Gross Floor Area = 1660 Sq. Feet
= 153.88 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

