



26 EDGEFIELD GROVE KENSINGTON ROAD, SAVILE PARK

An Internal inspection is absolutely essential to fully appreciate this 4/5 bedroomed extended end town house which is situated in one of Calderdale's premier residential locations within walking distance of Savile Park & Skircoat Green. Just step inside this delightful stone-built residence and you cannot fail to be impressed by the attractive accommodation which briefly comprises of an entrance hall, downstairs cloakroom, superb open plan dining kitchen, utility room, lounge, 5 bedrooms (master with en suite) bathroom, garden, off road parking and a wealth of quality fixtures and fittings. The property enjoys attractive open views to the rear. This deceptively spacious residence provides easy access to Halifax Town centre, the local amenities of Skircoat Green and Savile Park, including outstanding schools, and the M62 motorway network linking the business centres of Manchester and Leeds. An early appointment to view this delightful family home is strongly recommended in order to avoid disappointment.

Price Guide: 0/0 £365,000

Front entrance door opens into the

SPACIOUS ENTRANCE HALL

With one single radiator and fitted carpet.

From the Entrance Hall a door opens to the

DOWNSTAIRS CLOAKROOM

With two piece suite comprising hand wash basin and low flush WC. One single radiator, extractor fan and fitted carpet.

From the Entrance Hall a panel door opens into the

MODERN FULLY OPEN PLAN DINING KITCHEN 5.18m x 2.84m plus 6.81m x 2.63



This superb open plan dining kitchen is fully fitted with a German Nobilia kitchen incorporating wall and base units with matching work surfaces including a double bowl sink unit, breakfast bar, 4 ring induction hob with extractor in canopy above, electric double oven and grill with built in microwave, integrated fridge freezer, and an integrated dishwasher. This superb dining Kitchen has two large skylight windows with further windows to the front and side elevations with bi folding patio doors opening on to the rear garden which provide this superb room with its light and spacious aspect. Inset spotlight fittings to the ceiling and 2 radiators.



From the open plan dining kitchen through to the **LOUNGE 4.80m X 4.57m max**



This delightful room has double glazed French doors opening on to the rear garden with floor to ceiling windows to either side. Wall mounted TV point and a modern vertical radiator.

From the Lounge door opens to the

UTILITY ROOM 1.83m x 1.52m

With fitted double unit and work surface and plumbing for an automatic washing machine and a tumble dryer. The utility room is tiled around the work surfaces with complementing colour scheme to the remaining walls and a matching tiled floor. Power, light and one single radiator.

From the Entrance Hall staircase with fitted carpet leads to the

LANDING

With one single radiator and fitted carpet.

From the first-floor landing door opens into

BEDROOM 2 / LOUNGE 4.80m x 4.85m



Originally when the property was built this room was the lounge but the present owners use it as a double bedroom. This spacious room has an angular bay window to the rear elevation enjoying delightful open views. Further uPVC double glazed window to the rear elevation providing this room with its light and spacious aspect. Wall mounting for flat screen TV, one double radiator, one TV point and a fitted carpet. From the Landing a panel door opens into the

MASTER BEDROOM 5.23m x 2.74m max



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

From the Bedroom a door opens into the

EN SUITE SHOWER ROOM



With white three-piece suite comprising pedestal wash basin, low flush WC and fully tiled shower cubicle with shower unit. The en suite is extensively tiled around the shower with complementing colour scheme to the remaining walls, inset halogen spotlight fittings to the ceiling, uPVC double glazed window to the front elevation, one single radiator, fitted carpet and extractor fan.

From the Landing, stairs with fitted carpet lead to the

SECOND FLOOR LANDING

With skylight tube, one single radiator, access to loft and door to cylinder cupboard with airing shelves.

From the Landing a door opens into

BEDROOM THREE 4.80m x 3.51m max

This spacious second double bedroom has two uPVC double glazed windows to the front elevation providing this room with its light and spacious aspect. Two single radiators, one TV

point and fitted carpet. From the Landing a door opens into the

BEDROOM FOUR 3.45m x 2.36m max

With uPVC double glazed window to the front elevation enjoying far reaching views, one TV point, one single radiator and fitted carpet. From the Landing a door to

BEDROOM FIVE 2.82m x 2.34m

This single bedroom is presently used as an office and has a uPVC double glazed window to the rear elevation enjoying attractive open views. One TV point, one telephone point, one single radiator and fitted carpet. From the Landing a door opens into the

BATHROOM

With modern white three-piece suite comprising pedestal wash basin, low flush WVC and panel bath with thermostatically controlled shower. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls. Inset halogen spotlight fittings to the ceiling, skylight tube, extractor fan and one double radiator.

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

To the front of the property there is a block paved area providing parking for numerous vehicles with a shrub border. To the side of the property there is a path leading to the rear garden. A flagged path runs to the front of the property and leads to the front entrance door. To the rear of the property is a small, flagged patio area and enclosed lawned garden.



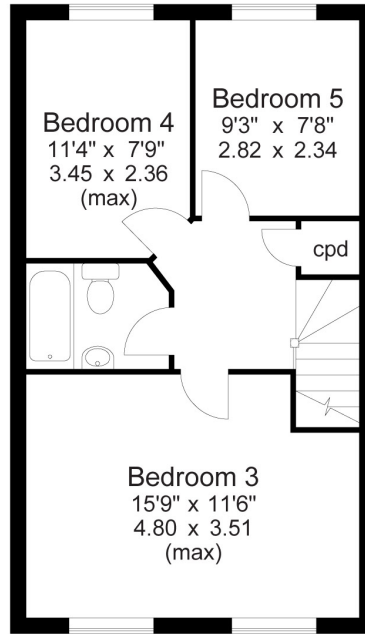
TO VIEW

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

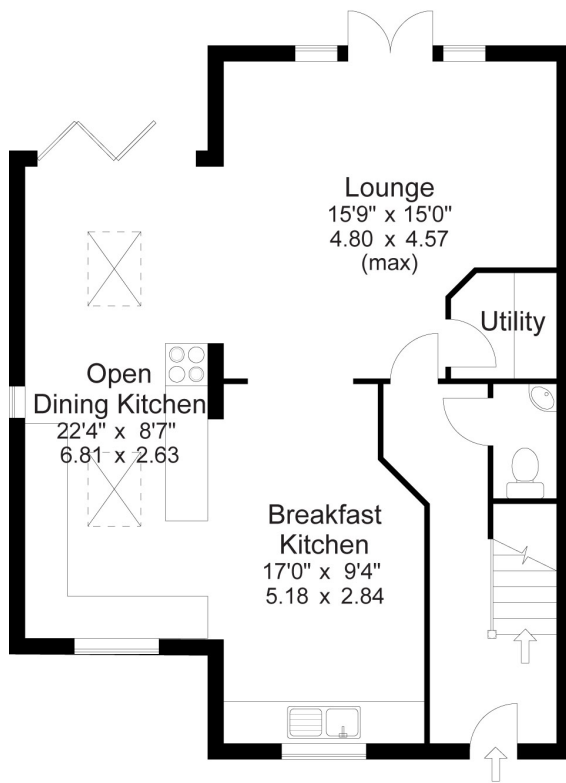
DIRECTIONS

From our office in Skircoat Green proceed along Skircoat Green Road and turn left at the traffic lights. Proceed up Skircoat Moor Road until reaching the next traffic lights, turning left into Birdcage Lane. After approximately 100 metres turn right into Kensington Road, proceed up Kensington Road and Edgefield Grove is the first turn on the right. Number 26 is the last house on the right where you will see our signboard.

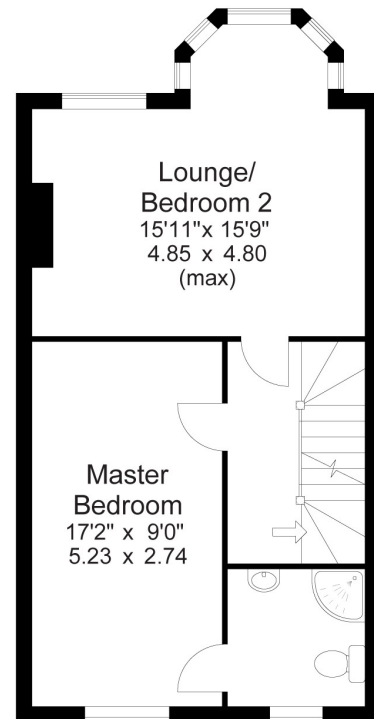
Approx Gross Floor Area = 1631 Sq. Feet
= 151.19 Sq. Metres



Second Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale.

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