



## “PARKROYDE” MANOR CLOSE, SAVILE PARK

Situated in one of Calderdale's premier residential locations lies this superb period detached residence providing attractive four bedroomed family accommodation. Just step inside this quality property and you cannot fail to be impressed by the accommodation provided which briefly comprises three reception rooms, a modern fully fitted breakfast kitchen, utility room, downstairs cloakroom, conservatory, four bedrooms (master with en suite) a modern bathroom, a detached double garage, and gardens. The property provides excellent access to the local amenities of Savile Park and Skiroat Green including outstanding schools, as well as 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 residence in this sought after location and as such an early appointment to view is absolutely essential in order to avoid disappointment.

Price Guide: 0/0 £595,000



---

The front entrance door with uPVC double glazed panels to either side and above opens into the

### **ENTRANCE HALL**

With cornice to ceiling, one single radiator and a fitted carpet. Door to under the stair's cupboard providing useful storage facilities.

From the Entrance Hall a glass panelled door opens into the

### **LIVING ROOM 5.32m x 4.44m**

With uPVC double glazed corner window providing this room with its light and spacious aspect and enjoying an attractive garden outlook. Feature fireplace with coal effect living flame gas fire on a matching hearth with marble surround, cornice to ceiling, one double radiator and a fitted carpet.

From the Entrance Hall a glass panelled door opens into the

### **DINING ROOM 4.67m into bay window x 4.09m**

With an angular bay window to the front elevation incorporating uPVC double glazed units and enjoying an attractive garden outlook, cornice to ceiling, one double radiator and a fitted carpet.

From the Entrance Hall a door opens into the

### **BREAKFAST KITCHEN 4.35m x 4.10m**

This attractive breakfast kitchen has a range of modern wall and base units incorporating matching work surfaces with a stainless-steel single drainer 1 ½ bowl sink unit with mixer tap, four ring gas hob with extractor above, fan assisted double oven and grill, integrated fridge freezer and an integrated dishwasher. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, uPVC double glazed window to the side elevation and inset spotlight fittings to the ceiling, one double radiator, and a laminate wood floor.

From the Breakfast Kitchen a door opens into the

### **UTILTY ROOM**

With a white Belfast sink unit with a handheld shower unit, plumbing for an automatic washing machine, uPVC double glazed window to the rear elevation overlooking the rear garden, electric wall mounted heated, uPVC double glazed rear entrance door, and a laminate wood floor.

From the Utility Room a door opens to the

### **DOWNSTAIRS CLOAKROOM**

With white two-piece suite comprising hand wash basin and low flush WC. The cloakroom is fully tiled and has a uPVC double glazed window to the side elevation.

From the Utility Room a sliding door opens into the

### **BOILER ROOM**

Housing the Worcester combination boiler, electric meter and has fitted shelves providing useful storage facilities.

From the Breakfast Kitchen a door opens into the

### **SITTING ROOM 5.44m x 2.75m**

With uPVC double glazed window to the side elevation, built-in cupboards providing excellent storage facilities, electric wall mounted heater and a laminate wood floor.

From the Sitting Room uPVC double glazed French doors open into the

### **CONSERVATORY 4.18m x 3.90m**

With uPVC double glazed windows to three elevations enjoying an attractive garden outlook, uPVC double glazed French doors open onto the rear patio, wall mounted electric heater, one TV point, and a laminate wood floor.

From the Entrance Hall stairs with a fitted carpet lead to the

### **FIRST FLOOR LANDING**

With access to roof space and a door opening into a linen cupboard with fitted shelves providing useful storage facilities.

From the Landing a glass panelled door opens into

### **BEDROOM THREE 4.47m x 2.80m**

With uPVC double glazed windows to the side and rear elevations, built-in double wardrobe, cornice to ceiling, one double radiator and a fitted carpet.

From the Landing a door opens to

---

## BATHROOM

With modern white four-piece suite comprising hand wash basin in vanity unit, low flush WC, bidet and a corner shower cubicle with Mira shower unit. This attractive modern bathroom is fully tiled including the floor and has inset spotlight fittings to the ceiling, two uPVC double glazed windows to the rear elevation and a chrome heated towel rail/radiator.

From the Landing a door opens to

## BEDROOM FOUR 4.05m x 2.32m

This single bedroom is presently used as an office and has a uPVC double glazed window to the side elevation, cornice to ceiling, one double radiator and a fitted carpet.

From the Landing a door opens to

## BEDROOM TWO 4.11m x 4.23m

This second double bedroom has a uPVC double glazed windows to the front and side elevations providing this bedroom with its light and spacious aspect. There are built-in wardrobes to the length of one wall, cornice to ceiling, one double radiator and a fitted carpet.

From the Landing a door opens to a

## STOREROOM

This spacious storeroom provides excellent storage facilities, a uPVC double glazed window to the front elevation, one single radiator and a fitted carpet.

From the Landing a door opens into the

## MASTER BEDROOM 4.41m x 3.71m

With uPVC double glazed corner window enjoying attractive views over the garden and Manor Heath and providing a light and spacious bedroom. There are built-in wardrobes to the length of one wall with cupboard space above, cornice to ceiling, one double radiator, and a fitted carpet.

From the Bedroom a door opens to the

## EN SUITE SHOWER ROOM

With hand wash basin in vanity unit with mixer tap, low flush WC and large shower cubicle with handheld shower unit. This en suite is fully tiled including the floor and has a uPVC double glazed window to the side elevation, inset spotlight fittings to the ceiling and a chrome heated towel rail/radiator.

## GENERAL

The property is constructed of iron stone and is surmounted with a 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 in council tax band.

## EXTERNAL

To the front of the property there is lawned garden with flower and shrub boarder and a tarmacked drive which continues to the side of the property and leads to the

## DETACHED DOUBLE GARAGE

With an electric up and over door.

To the rear of the property there is an enclosed private garden with a lawn, patio and flowers and shrubs. To the remaining side of the property there is a path and raised decked area

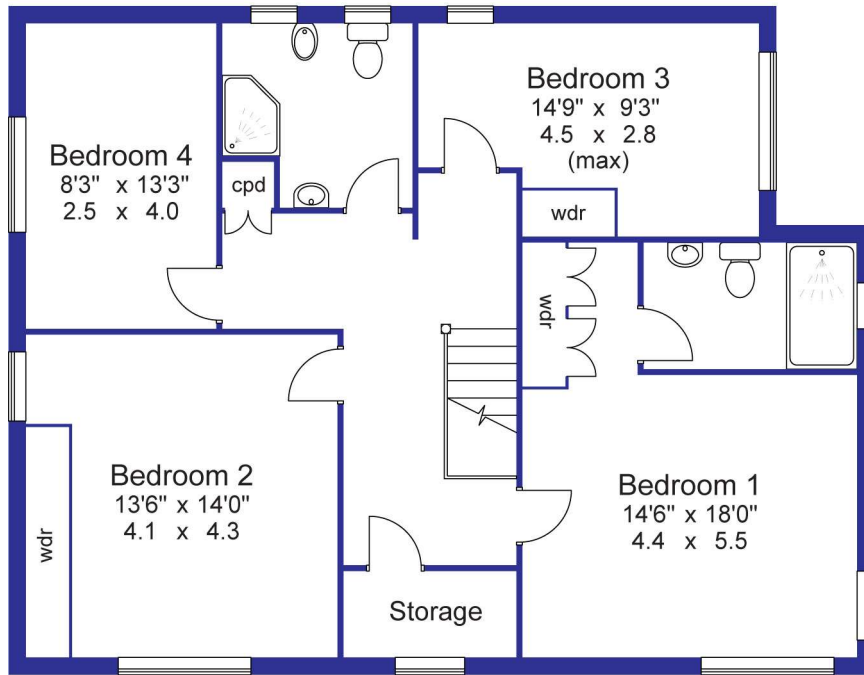
## TO VIEW

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

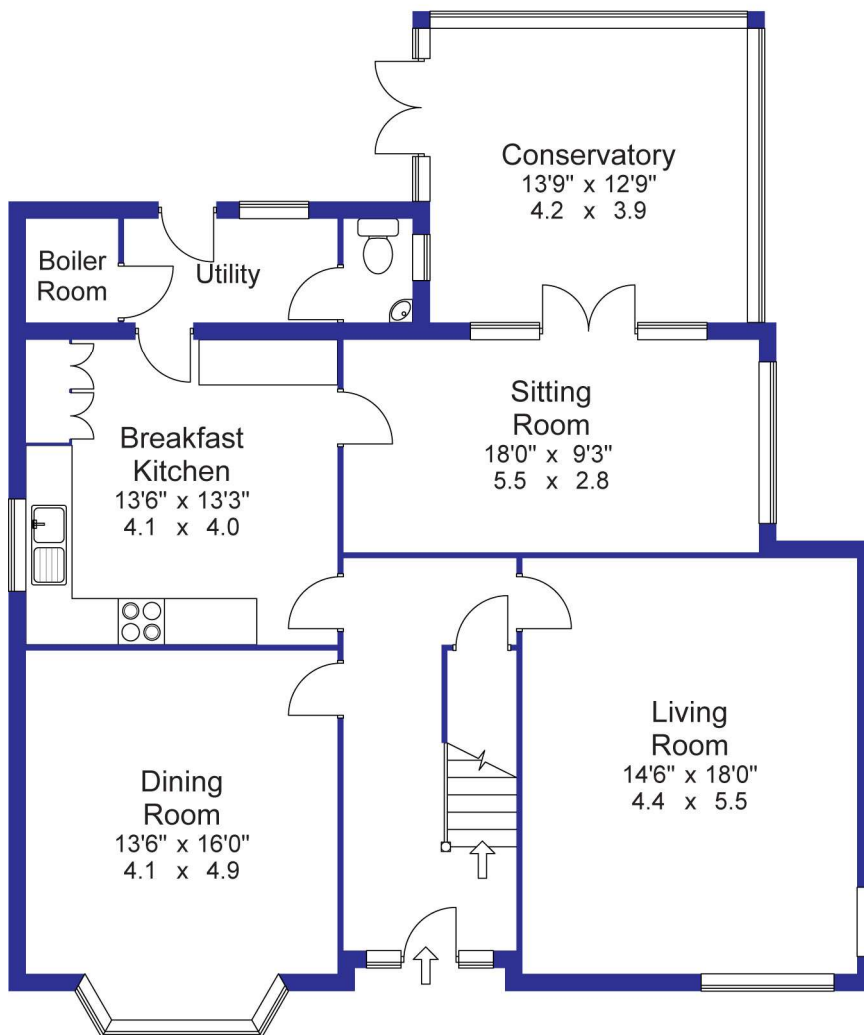
## DIRECTIONS

Sat Nav HX3 OEF

Approx Gross Floor Area = 2163 Sq. Feet  
= 200.9 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

