



20 EDGEFIELD GROVE SAVILE PARK, HALIFAX

Situated in one of Calderdale's premier residential locations in the heart of Savile Park, lies this four bedroomed end townhouse, providing deceptively spacious family accommodation which briefly comprises an entrance hall, downstairs cloakroom, fitted dining kitchen, family room, lounge, four bedrooms (master with en suite), bathroom, garage, off road parking, garden, double glazing and gas central heating. The property provides excellent access to the local amenities of Savile Park and Skircoat 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. This delightful family home is being offered for sale at this realistic asking price and an early appointment to view is strongly recommended.

Price Guide: 0/0 £330,000

The front entrance door opens into the

ENTRANCE HALL

With one single radiator and a fitted carpet. Door to

DOWNSTAIRS CLOAKROOM

With hand wash basin and low flush WC. One single radiator and an extractor fan. From the Entrance Hall a panelled door opens to the

DINING KITCHEN 5.13m x 2.88m

KITCHEN



Being fitted with a range of 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 in stainless steel canopy above and fan assisted electric oven and grill, integrated dishwasher and an integrated fridge freezer. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and a tiled floor, uPVC double glazed window to the front elevation and inset spotlight fittings.

DINING AREA

With uPVC double glazed window to the side elevation, one double radiator, inset spotlight fittings to the ceiling and a tiled floor. From the Dining Area through to the

FAMILY ROOM 4.84m x 4.59m



With uPVC double glazed French doors opening onto the rear garden with uPVC double glazed floor to ceiling windows to either side providing this room with its light and spacious aspect, one double radiator. The family room is also accessed from the Entrance Hall.

From the Family Room a door opens to the

UTILITY ROOM

With fitted cupboard and work surface, shelves and plumbing for an automatic washing machine.

From the Entrance Hall a spindled staircase with fitted carpet leads to the

FIRST FLOOR LANDING

From the Landing a door opens into the

LOUNGE 4.86m x 3.67m plus bay window



With an angular bay window to the front elevation with uPVC double glazed units enjoying an attractive open view, further uPVC double glazed window to the rear elevation provides this delightful room a light and spacious aspect. One TV point, one double radiator and a fitted carpet. From the Landing a door opens into

BEDROOM ONE 5.24m x 2.75m max



This spacious double bedroom has uPVC double glazed windows to the front and side elevations, one double radiator, one telephone point, and a fitted carpet.

From the Bedroom a door opens to the

EN SUITE SHOWER ROOM

With modern white three-piece suite comprising pedestal wash basin, low flush W/C, and a large 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 front elevation and inset spotlight fittings.

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

SECOND FLOOR LANDING

With access to loft. Door to cupboard with fitted shelves, one single radiator and a light tube.

From the Landing a door opens into

BEDROOM TWO 4.87m x 3.56m



This second double bedroom has two uPVC double glazed windows to the front elevation enjoying an open view, two single radiators and a fitted carpet.

From the Landing a door to the

BATHROOM

With modern white three-piece suite comprising pedestal wash basin, low flush W/C and panelled bath with shower unit. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls, inset spotlight fittings to the ceiling, and a light tube.

From the Landing a door opens to

BEDROOM THREE 3.40m x 2.38m

With uPVC double glazed window to the rear elevation enjoying attractive panoramic far-reaching views, one single radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM FOUR 2.41m x 2.82m

With uPVC double glazed window to the rear elevation enjoying attractive open views. One single radiator and a fitted carpet.

GENERAL



The property 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 D.

EXTERNAL



To the front of the property there is a flagged path and small garden, there is a drive leading to a single garage with an up and over door and store to the side. To the side of the property there is a flagged path leading to the rear of the property where there is a garden with flagged patio area and raised flowerbeds with mature plants and shrubs.

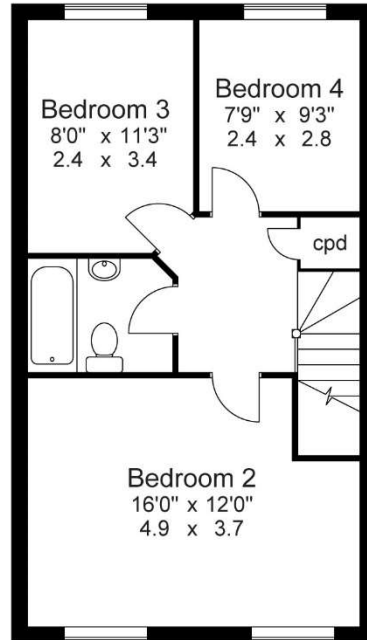
TO VIEW

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

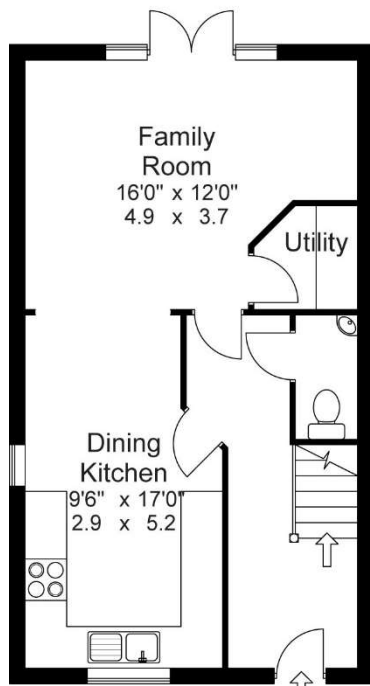
DIRECTIONS

HX3 OGY

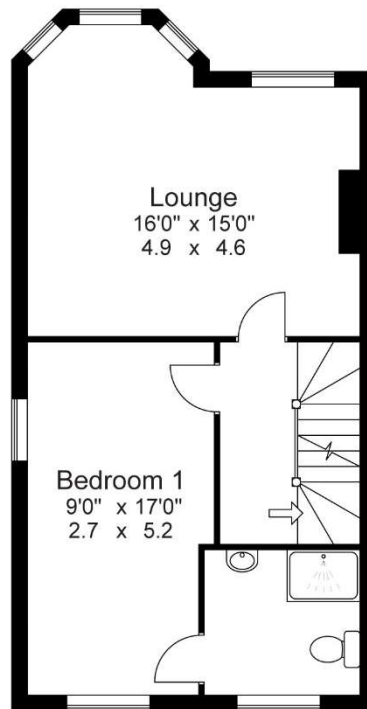
Approx Gross Floor Area = 1424 Sq. Feet
= 132.3 Sq. Metres



Second Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale.

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