



32 SAVILE PARK HALIFAX

Situated in one of Calderdale's premier residential locations within the heart of Savile Park, lies this stone-built cottage residence providing attractive unfurnished accommodation. The property briefly comprises of an entrance vestibule, Kitchen, Lounge; Double Bedroom; Bathroom, Loft Conversion, and a South facing Garden. The property has the benefit of attractive opens views over Savile Park and 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 M62 motorway network. Very rarely does the opportunity arise to rent a cottage in this highly desirable location and as such an early appointment to view is strongly recommended.

Price Guide: £850 pcm

The front entrance door opens into the

ENTRANCE VESTIBULE

With a polished wood floor. A door opens into the

LOUNGE 14'9" x 11'10"



With a large inglenook fireplace incorporating a multi fuel stove. The charm and character of this room is enhanced by the beamed ceiling and wood floor, uPVC double glazed window to the front elevation, one single radiator. The lounge is large enough to accommodate a dining table.



From the Lounge a door opens into the

KITCHEN 9'3" x 4'5"



Being fitted with a range of modern wall and base units incorporating matching work surfaces with stainless steel single drainer sink unit, four ring gas hob with extractor above, electric oven and grill and plumbing for an automatic washing machine. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, uPVC double glazed windows to the front and side elevations.

From the cellar head steps down to

KEEP CELLAR

With excellent storage facilities.

From the Entrance Vestibule stairs lead to the

FIRST FLOOR LANDING

From the Landing a door opens into

DOUBLE BEDROOM ONE 15' x 10'4"



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

From the Landing a door opens to the

BATHROOM



With modern white three piece suite comprising pedestal wash basin, low flush WC and panelled bath with shower fitting. The bathroom is fully tiled and has a window to the rear elevation.

From the Landing stairs lead to

LOFT CONVERSION 13'5" x 11'



With a Velux sky light window and one double radiator.

GENERAL



The property is constructed of stone and has the benefit of all mains services with the added benefit of gas central heating and uPVC double glazing. The property is in Council tax Band A.

EXTERNAL



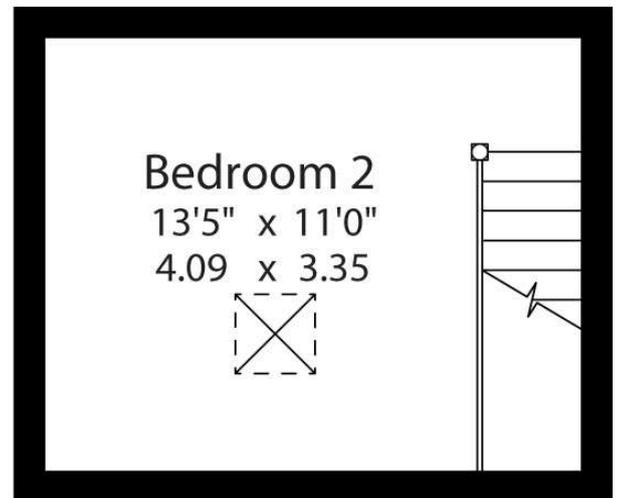
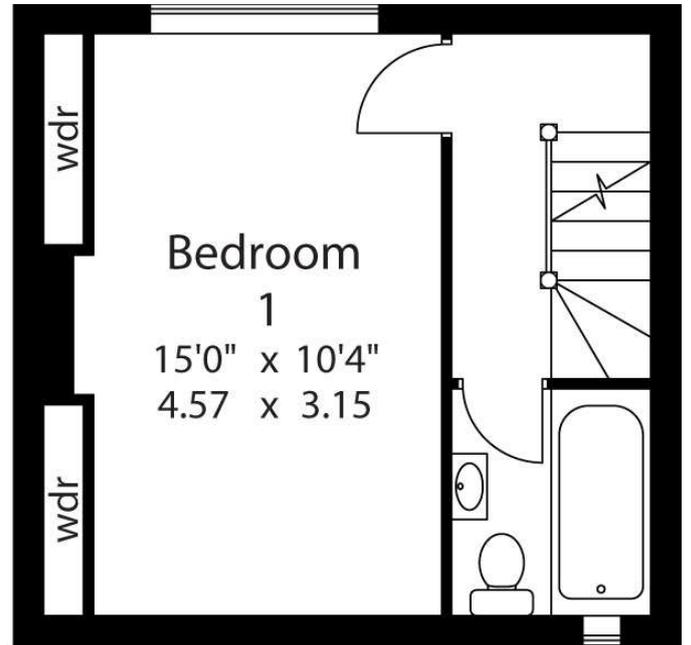
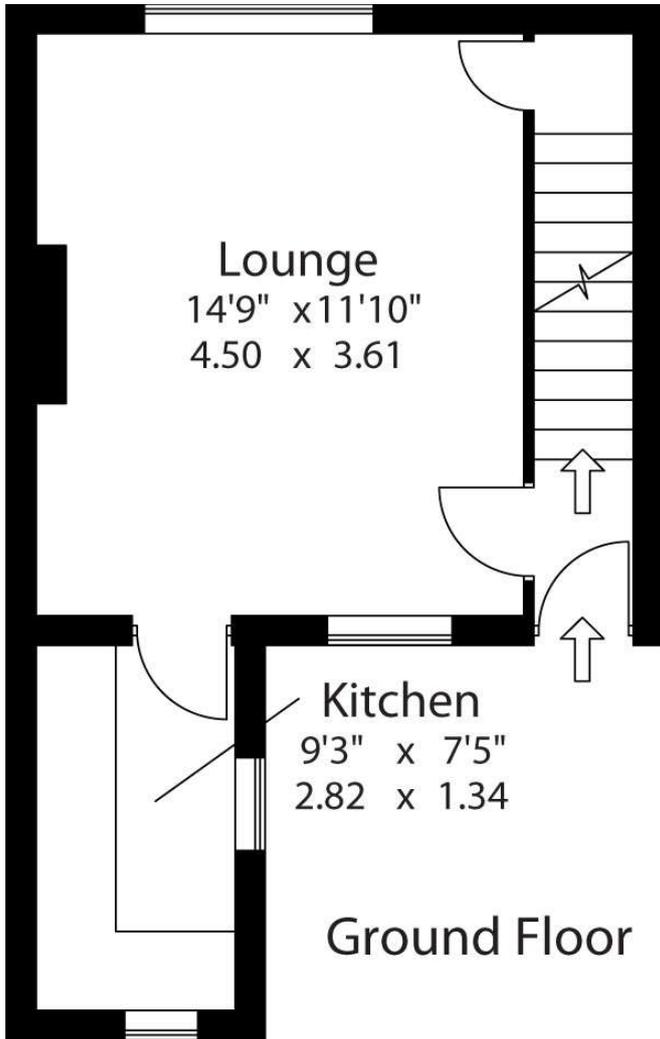
To the front of the property there is a courtyard garden with attractive open views over Savile Park.

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 proceed ahead at the traffic lights continuing until reaching the traffic lights at Free School Lane. Turn into Free School Lane and proceed until reaching the traffic lights by St Judes Church. Continue straight ahead and after approx 300 yards number 32 Savile Park Road is on the right hand side where you will see our signboard.



For illustrative purposes only. Not to scale.