



14 Warren Lodge Gardens, Savile Park, Halifax, HX3 ORB

Offers Over £450,000

- : Highly Desirable Location
- : Close To Outstanding Schools
- : Easy Access to Halifax Town Centre & The M62
- : Modern Kitchen & Bathrooms
- : Garage
- : Attractive Accommodation
- : Quality Fixtures & Fittings
- : Views Over Savile Park
- : Superb Family Home
- : Viewing Essential

14 Warren Lodge Gardens, Halifax HX3 0RB

Situated in one of Calderdale's premier residential locations, within the heart of Savile Park, lies this modern executive town house providing attractive and spacious living accommodation. Just step inside this delightful family home and you cannot fail to be impressed by the quality the accommodation provides which briefly comprises an entrance hall, a modern fully fitted kitchen, utility room, downstairs cloakroom, sitting room with dining area, lounge/fourth bedroom, three bedrooms, master with en suite, a modern bathroom, gardens, garage, 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 truly is a most delightful family residence and an internal inspection is absolutely essential to fully appreciate the accommodation provided.



4



2



2



B

Council Tax Band: D



ENTRANCE HALL

With inset spotlight fittings to the ceiling, one double radiator and a fitted carpet. Door to under the stairs cupboard providing useful storage facilities.

From the Entrance Hall a door opens into the

KITCHEN

12'9" x 8'11"

The kitchen is fully fitted with a range of modern wall and base units incorporating matching work surfaces with a single drainer 1 1/2 bowl sink unit with mixer tap, five ring gas hob with extractor above and fan assisted electric oven and grill and combination oven, integrated fridge freezer and integrated dishwasher. The kitchen has matching splash backs with complementing colour scheme to the remaining walls and a matching breakfast bar, uPVC double glazed window to the front elevation, inset spotlight fittings to the ceiling, one double radiator and a tiled floor.

From the Kitchen a door opens into the

UTILITY ROOM

With fitted wall and base units incorporating integrated washing machine, extractor fan, one double radiator and a tiled floor.

From the Entrance Hall a door opens to the

DOWNSTAIRS CLOAKROOM

with modern white two piece suite comprising hand wash basin in vanity unit with mixer tap, low flush W/C, inset spotlight fittings to the ceiling, chrome heated towel rail/radiator and a tiled floor.

From the Entrance Hall a door opens into the

SITTING ROOM

15'10" x 11'3"

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

From the Sitting Room through to the

DINING AREA

9'6" x 7'3"

With uPVC double glazed window to the rear elevation and uPVC double glazed French doors opening onto the flagged patio area, one double radiator and a fitted carpet.

From the Entrance Hall a glazed and oak staircase with fitted carpet leads to the

LANDING

With inset spotlight fittings to the ceiling, one double radiator and a fitted carpet.

From the Landing a door opens to the

LOUNGE/BEDROOM FOUR

15'10" x 12'0"

With uPVC double glazed window to the rear elevation enjoying open views over Savile Park, uPVC double glazed French doors open onto a balcony, one TV point, two double radiators and a fitted carpet.

From the Landing a door opens to

MASTER BEDROOM

14'0" x 8'11"

With uPVC double glazed door with windows to either side opening onto a south facing balcony, built-in wardrobes to the length of one wall, inset spotlight fittings to the ceiling, two double

radiators and a fitted carpet.

From the Bedroom a door opens to the

EN SUITE SHOWER ROOM

With modern white three piece suite comprising walk-in shower cubicle with hand held and rainfall shower units, low flush W/C and hand wash basin with mixer tap. This attractive en suite is fully tiled including the floor and has a uPVC double glazed window to the front elevation, inset spotlight fittings to the ceiling, chrome heated towel rail/radiator and an extractor fan.

From the First Floor Landing a glazed and oak staircase with fitted carpet leads to the

SECOND FLOOR LANDING

With Velux double glazed skylight window, one double radiator and a fitted carpet.

From the Second Floor Landing a door opens to

BEDROOM TWO

15'10" x 11'10" max

With uPVC double glazed window to the rear elevation enjoying open views over Savile Park, built-in wardrobes to one wall, one TV point, one double radiator and a fitted carpet.

BEDROOM THREE

11'6" x 8'11"

This third double bedroom has two Velux double glazed skylight windows providing a light and spacious aspect, built-in wardrobes to one wall, one double radiator, one TV point and a fitted carpet.

From the Landing a door opens to the

BATHROOM

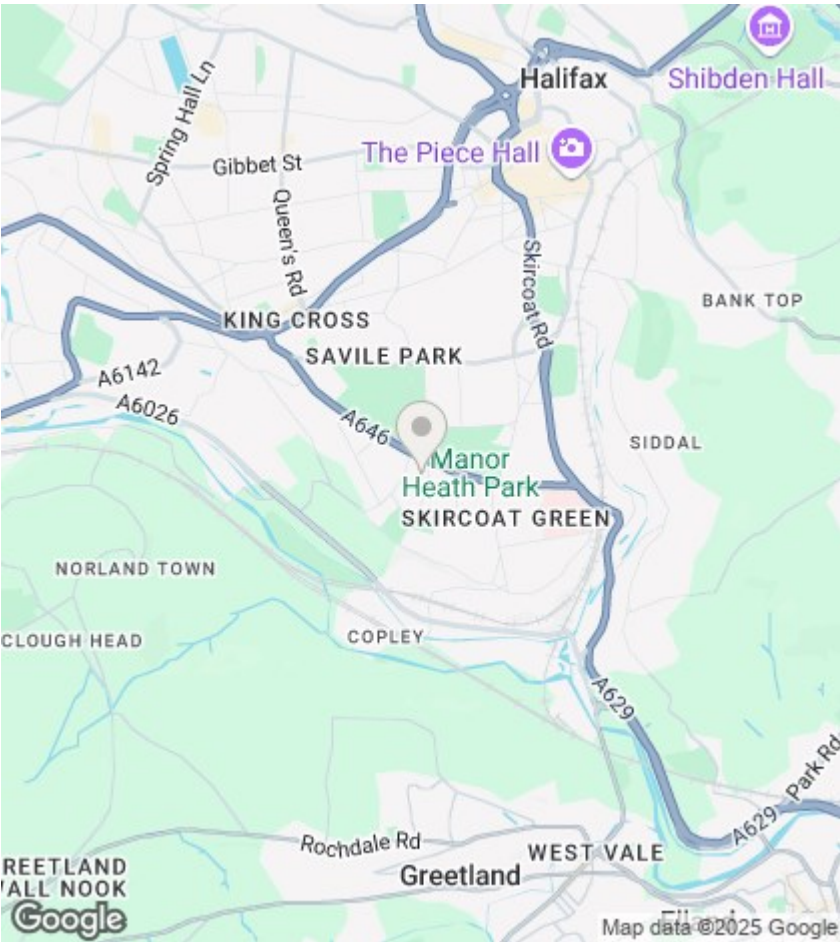
With modern white three piece suite comprising hand wash basin, low flush W/C and panelled bath with mixer tap and shower unit. The bathroom is fully tiled including the floor and has a uPVC double glazed window to the front elevation, inset spotlight fittings to the ceiling, chrome heated towel rail/radiator, extractor fan and door to linen cupboard providing useful storage facilities.

GENERAL

The property is constructed of stone and 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. The property is freehold and is in council tax band D

EXTERNAL

To the front of the property there is a block paved drive leading to a single garage with up and over door and parking in front and path to the front entrance door. To the rear of the property there is an enclosed garden with flagged patio area and block paved area with mature shrubs.



Directions

SAT NAV HX3 ORB

Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Second Floor

