



6 Kensington Close, Savile Park, Halifax, HX3 OHX

Offers In The Region Of £550,000

- : Highly Desirable Residential Location
- : Mature South Facing gardens
- : Easy Access to Halifax Town Centre
- : 3 Good Sized Bedrooms
- : Spacious L Shaped Lounge & Dining Area
- : Spacious Accommodation
- : Easy Access to Local Amenities & Parks
- : Integral Garage
- : 2 Bathrooms & a Separate Toilet
- : Viewing Essential

6 Kensington Close, Halifax HX3 0HX

Welcome to this charming detached bungalow nestled in the heart of Kensington Close, Halifax. This delightful property boasts a spacious layout with one large L shaped reception room, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there's plenty of space for the whole family to unwind and recharge.

The property features two well-appointed bathrooms, ensuring convenience and comfort for all residents. Built in the 1960s, this bungalow exudes character and charm, offering a unique living experience that blends modern amenities with a touch of nostalgia.

Situated in a tranquil neighbourhood, this home provides a peaceful retreat from the hustle and bustle of city life. Imagine enjoying your morning coffee in the serene surroundings of your own private garden, or unwinding after a long day in the comfort of this inviting abode.

Conveniently, there is an integral garage and further parking making trips in and out a breeze. Whether you're looking for a delightful family home or a peaceful retirement retreat, this detached bungalow in Kensington Close offers a wonderful opportunity to create lasting memories in a truly special setting. Don't miss out on the chance to make this property your own slice of paradise in Halifax.



Council Tax Band: E



ENTRANCE PORCH

With a tiled floor and a door opening to the rear garden From the Entrance Porch a door opens into the

OPEN PLAN LOUNGE WITH DINING AREA

24'4" x 23'4" max

DINING AREA

This spacious open plan dining area has a double glazed window to the front elevation, cornice to ceiling, door to cupboard housing the central heating boiler and a fitted carpet.

LOUNGE AREA

This spacious lounge has double glazed French doors opening onto the front garden and large uPVC double glazed picture windows to the side elevation enjoying an attractive garden outlook and providing this room with it's light and spacious aspect. A central feature of the lounge is the stone fireplace with coal effect living flame gas fire on a matching hearth, cornice to ceiling, one TV point and a fitted carpet.

From the Dining Area through to the

KITCHEN

8'0" x 10'2"

With fitted wall and base units incorporating matching work surfaces with a stainless steel single drainer 1 1/2 bowl sink unit with mixer tap, electric cooker with extractor in canopy above, and plumbing for a dishwasher. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, double glazed window to the side elevation, door to pantry with fitted shelves.

From the Lounge a door opens into the

INNER HALL

With sliding mirrored doors providing excellent wardrobe and storage facilities, and a fitted carpet. There is access to a partially boarded and insulated loft via a retractable loft ladder

From the Hall a door opens to

BEDROOM THREE

9'11" x 9'4"

This single bedroom has uPVC double glazed windows to the side elevation enjoying an attractive garden view. A sliding mirrored door opens to built-in wardrobe, and a fitted carpet.

From the Hall a door opens into

BEDROOM ONE

11'5" x 15'0"

This double bedroom uPVC double glazed window to the side elevation with uPVC double glazed French doors opening to the rear elevation providing this room with a light and spacious aspect as well as enjoying the attractive views this property enjoys. The bedroom has fitted bedroom furniture comprising wardrobes, chest of drawers, bedside cabinets and fitted drawers and a fitted carpet.

From the Hall a door opens into

BEDROOM TWO

11'5" x 9'4"

This second bedroom has uPVC double glazed window to the rear elevation and a uPVC double glazed door opening onto the side patio garden. Fitted bedroom furniture comprising wardrobes, bedding units and fitted drawers included and a fitted carpet.

From the Bedroom a door opens to the

EN SUITE SHOWER ROOM

This spacious En suite shower room is fitted with a three piece suite comprising pedestal wash basin, low flush WC and large walk-in shower cubicle with Mira electric shower unit. The en suite is tiled around the suite with complementing colour scheme to the remaining walls, uPVC double glazed window to the side elevation, wall mounted heater, extractor fan and chrome heated towel rail/radiator.

From the Hall a door opens to

BATHROOM

Being fitted with a white four piece suite comprising pedestal wash basin, low flush WC, bidet and panelled bath with Mira electric shower unit. The bathroom is tiled around the bath and shower with complementing colour scheme to the remaining walls. Double glazed window to the side elevation, heated towel rail and a fitted carpet.

From the Hall a door to

SEPARATE TOILET

With two piece suite incorporating a hand wash basin and low flush WC, Window to the side elevation.

From the Entrance Porch a door opens to the

INTEGRAL GARAGE

9'5" x 19'3"

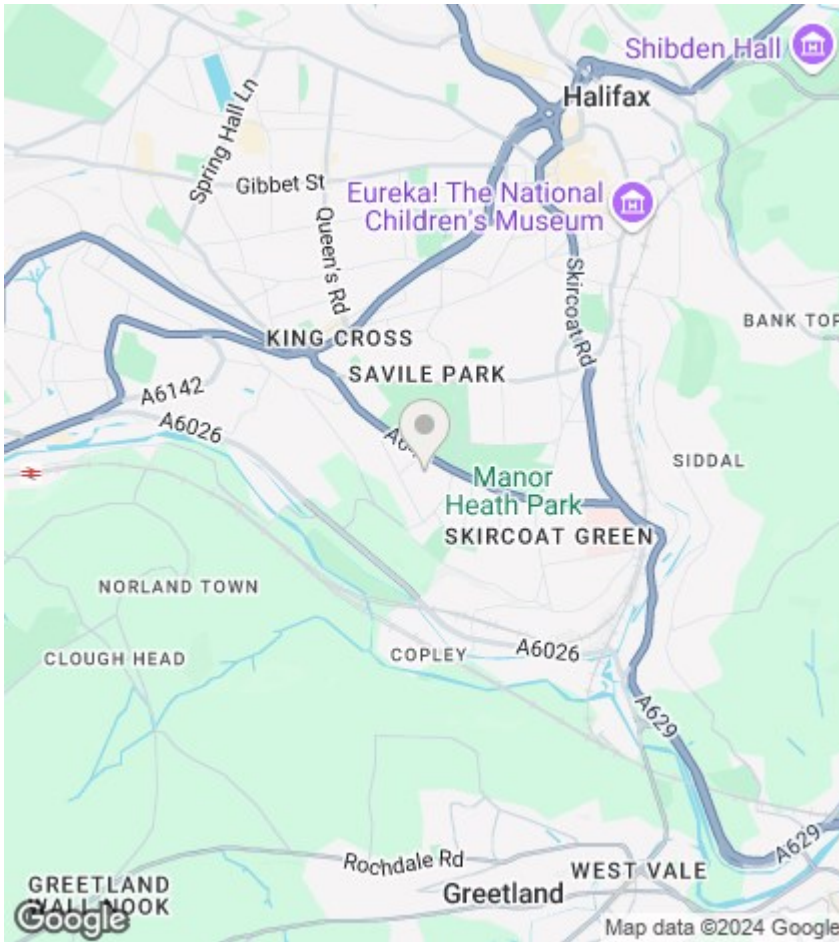
With electric up and over door, power and light with window to the rear elevation and plumbing for a washing machine with power points for a tumble dryer.

GENERAL

The property has the benefit of all main services of gas water and electric with the added benefit of majority uPVC double glazing and warm air central heating. The property is Freehold and is in Council Tax Band E

EXTERNAL

There is a blocked paved drive leading to the Integral Garage providing off road parking, The bungalow is nestled within well kept mature gardens incorporating lawns, mature plants and shrub and patio areas and a greenhouse and garden shed.



Directions

SAT NAV HX3 0HX

Viewings

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

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

