



Rufford West West Avenue, Savile Park, Halifax, HX3 OEL

Offers In The Region Of £895,000

- : Highly Desirable Residential Location
- : 7 Bedrooms
- : 4 Bathrooms
- : Recently Refurbished Spacious Kitchen & Bathroom
- : Close To Outstanding Schools
- : Superb Family Home
- : 3 Reception Rooms
- : Double Garage With Office / Studio Above
- : Easy Access to Halifax Town Centre
- : Viewing Essential

Rufford West West Avenue, Halifax HX3 0EL

Nestled in the charming area of Savile Park, Halifax, this impressive detached house offers a remarkable opportunity for those seeking a spacious family home. With an expansive layout, the property boasts an impressive galleried entrance hall, three well-appointed reception rooms, providing ample space for both relaxation and entertaining.

The residence features seven generously sized bedrooms, ensuring that there is plenty of room for family members or guests. Each bedroom is designed to offer comfort and privacy, making it an ideal setting for a growing family or those who enjoy hosting visitors.

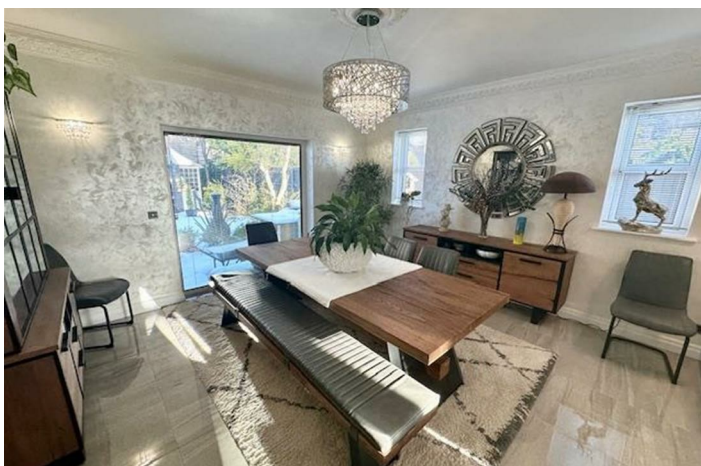
In addition to the bedrooms, the house includes four modern bathrooms, which cater to the needs of a busy household. This thoughtful design ensures that morning routines and evening unwinding can occur with ease and convenience.

For those with vehicles, the property offers a detached double garage with office/studio above, a valuable feature in today's busy world. The location on West Avenue Savile Park, provides a peaceful environment while still being conveniently close to local amenities, outstanding schools, and transport links.

This detached house is not just a property; it is a home that promises comfort, space, and a welcoming family atmosphere. Do not miss the chance to make this splendid house your new home in Halifax.



Council Tax Band: G



IMPRESSIVE ENTRANCE HALL

18'10" x 14'9"

With an open sweeping spindled staircase with fitted carpet leading to a galleried landing, two uPVC double glazed windows to the front elevation, cornice to ceiling, two double radiators, one telephone point and a fitted carpet.

From the Entrance Hall a door opens into the

LOUNGE

14'8" x 14'6"

With uPVC double glazed windows to the front and side elevations providing it's light and spacious aspect, feature fireplace incorporating a multi-fuel stove on a matching hearth, ornate cornice to ceiling with matching centre rose, polished tiled floor, one double radiator and wall mounted TV fittings.

From the Lounge through to the

DINING ROOM

14'5" x 14'4"

With large double glazed floor to ceiling window to the rear elevation enjoying an attractive garden outlook and uPVC double glazed windows to the side elevation, ornate cornice to ceiling with matching centre rose, polished tiled floor, and one double radiator.

From the Dining Room a door opens into the

BREAKFAST KITCHEN

22'0" x 15'9"

This superb spacious kitchen has recently been completely renovated and is fitted with a range of modern wall and base units with matching quartz work surfaces an induction hob with matching extractor above, integrated wine cooler, integrated double oven, steam oven, microwave and small oven, integrated fridge freezer. This superb kitchen has a centre island with a sink unit with a mixer tap, and breakfast bar, incorporating fitted cupboards and drawers. This superb kitchen has matching quartz splash backs, with complementing colour scheme to the remaining walls. The kitchen has bi-folding uPVC double glazed doors to the rear elevation opening onto the rear garden and has a polished tiled floor. Cornice to ceiling, inset spotlight fittings, two modern radiators, and access to the main Entrance Hall.

From the Kitchen a doorway through to the

REAR ENTRANCE HALL

With cornice to ceiling, one single radiator and a matching floor. Door to

DOWNSTAIRS SHOWER ROOM

With modern white three piece suite comprising hand wash basin with mixer tap and low flush WVC in bathroom furniture with shower cubicle with rainfall and hand held shower units. The shower room is fully tiled and has a uPVC double glazed window to the side elevation and a heated towel rail/radiator.

From the Rear Entrance Hall a door opens into the

UTILITY ROOM

11'3" x 7'1"

With fitted wall and base units with matching work surfaces with a stainless steel single drainer sink unit with telescopic mixer tap, plumbing for an automatic washing machine, central heating boiler, uPVC double glazed windows to the side and rear elevations, one single radiator and a rear entrance door.

From the Entrance Hall a sweeping oak staircase leads to a Half Landing with stairs continuing to right to the

GALLERIED LANDING

With uPVC double glazed mullioned windows to the front elevation, cornice to ceiling with matching centre rose, one double radiator and a fitted carpet.

From the Galleried Landing a door opens to

BEDROOM THREE

14'7" x 11'10"

With uPVC double glazed window to the front elevation, built-in wardrobe to one side of the chimney breast, cornice to ceiling, one single radiator and a fitted carpet.

From the Galleried Landing a door opens to the

INNER HALL

With fitted carpet. Door to

FAMILY BATHROOM

With modern white four piece suite comprising bath, walk-in shower cubicle, low flush WVC and pedestal wash basin. The bathroom is fully tiled including the floor and has inset spotlight fittings to the ceiling, uPVC double glazed windows to the side elevation and a modern chrome heated towel rail/radiator. The bathroom is presently being modernised and will be completed prior to purchase.

From the Galleried Landing a door opens into

BEDROOM FOUR

14'6" x 9'10"

With two uPVC double glazed windows to the rear elevation, cornice to ceiling, one single radiator and a fitted carpet.

From the Galleried Landing a door opens to the

MASTER BEDROOM

18'10" x 12'7"

This spacious double bedroom has uPVC double glazed mullioned windows to the rear elevation, cornice to ceiling, two single radiators, one TV point and a fitted carpet.

From the Master Bedroom a door opens to the

EN SUITE BATHROOM

With modern four piece suite comprising period style stand alone roll top bath with mixer tap, low flush WVC, pedestal wash basin and a corner shower cubicle with shower unit. The en suite is fully tiled including the floor and has two uPVC double glazed windows to the rear elevation, inset spotlight fittings to the ceiling, and a shaver point.

From the Master Bedroom a door opens to the

DRESSING ROOM

With fitted shelves, hanging rails and a fitted carpet.

From the Master Bedroom a door opens to the

INNER HALL

With door to the Galleried Landing.

From the Galleried Landing a door opens into

BEDROOM TWO

14'6" x 14'5"

With uPVC double glazed mullioned window to the front elevation, with fitted wardrobes to the length of one wall with sliding doors, cornice to ceiling, one single radiator, one telephone point and a fitted carpet.

From the Bedroom a door opens to

EN SUITE SHOWER ROOM

With three piece suite comprising hand wash basin in vanity unit with mixer tap, low flush WVC and corner shower cubicle with shower unit. The en suite is extensively tiled around the suite with complementing colour scheme to the remaining walls, cornice to ceiling, uPVC double glazed window to the side elevation, chrome heated towel rail/radiator.

From the Inner Hall stairs with fitted carpet lead to the

SECOND FLOOR LANDING

With one single radiator, access to loft and a fitted carpet.

From the Landing a door opens to

BEDROOM FIVE

15'2" x 18'3"

This spacious double bedroom is presently used as a games room and has four Velux double glazed skylight windows and a uPVC double glazed window to the side elevation providing this room with its light and spacious aspect, two double radiators and a fitted carpet. Doors to under the eaves storage facilities.

From the Landing a door opens to

BATHROOM TWO

With white three piece suite comprising pedestal wash basin, low flush W/C and a panelled Jacuzzi bath, uPVC double glazed circular window to the rear elevation, doors to under the eaves storage, one radiator, a chrome heated towel radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM SEVEN

18'11" x 14'10" narrowing to 7'11"

With two Velux double glazed skylight windows and a uPVC double glazed window to the front elevation, radiator, glass fronted fitted display cabinet and a fitted carpet. Doors to under the eaves storage.

From the Landing a door opens to

BEDROOM SIX

18'1" x 14'5"

This spacious double bedroom has four Velux double glazed skylight windows and a uPVC double glazed window to the side elevation, doors to under the eaves storage, one double radiator and a fitted carpet.

GENERAL

The property is constructed of stone and 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 G

EXTERNAL

To the front of the property there is a garden with mature plants and shrubs and path leading to the front entrance door. To the side of the property there is a block paved drive providing parking for several vehicles which in turn leads to the rear of the property where there is a detached double garage with a Studio above. To the rear of the property there is a landscaped garden with patio, lawn and mature plants and shrubs.

DETACHED DOUBLE GARAGE 5.43m x 7.64m max

17'9" x 25'0" max

With two electric up and over doors, power and light. There is a side entrance door opening to stairs with fitted carpet leading to a

OFFICE/STUDIO APARTMENT

19'1" x 17'5"

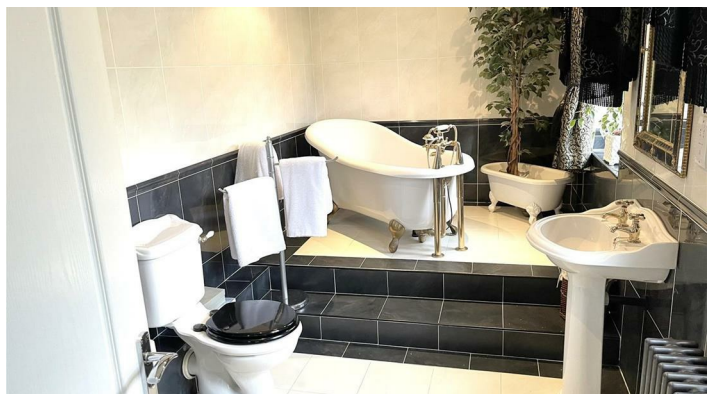
With three Velux double glazed skylight windows, two double radiators, power and light. There is a single drainer sink unit with mixer tap and a two ring electric hob.

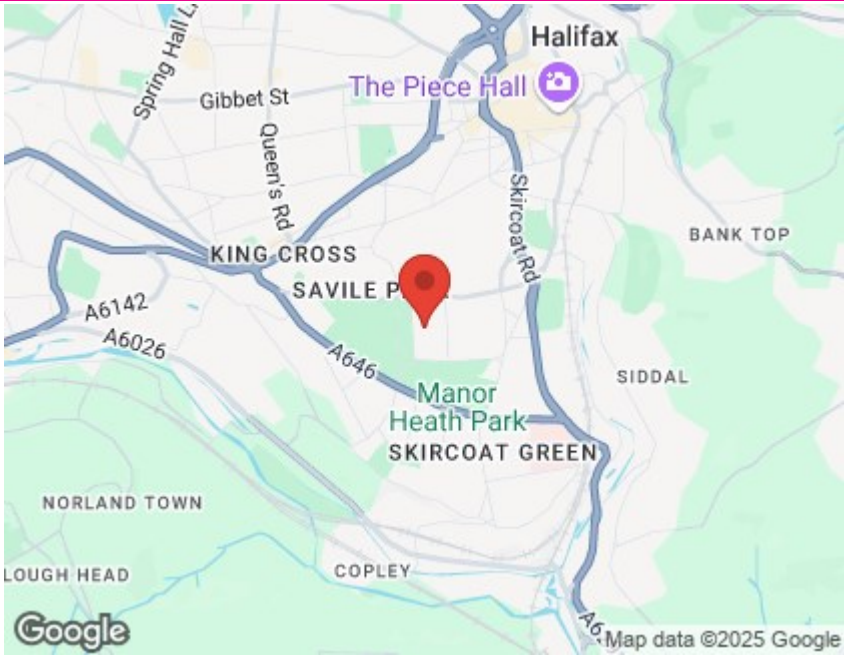
From the Office a door opens to a

SHOWER ROOM

With three piece suite comprising hand wash basin with mixer tap, low flush W/C and corner shower cubicle with shower unit, Velux double glazed skylight window.







Directions

SAT NAV HX3 0EL

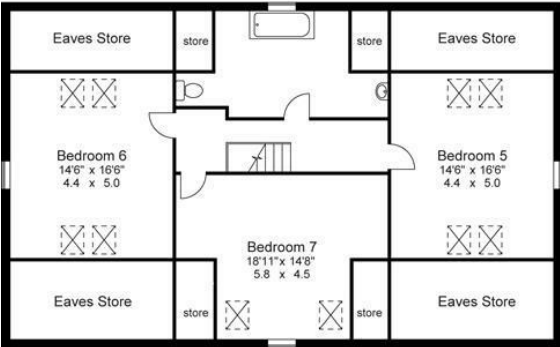
Viewings

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

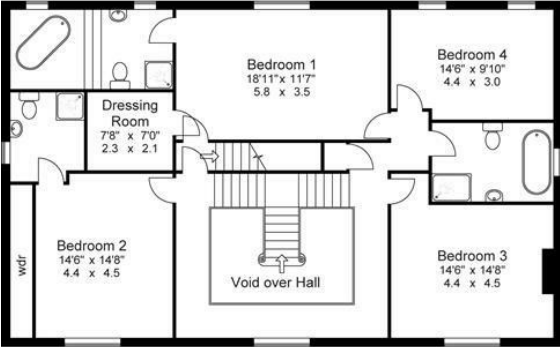
EPC Rating:

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		
	68	71
England & Wales		EU Directive 2002/91/EC

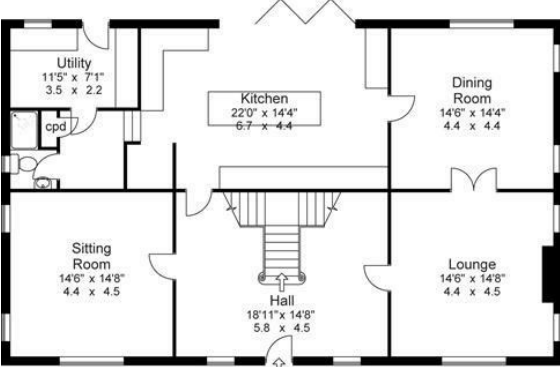
Rufford West
 Approx Gross Floor Area = 3879 Sq. Feet
 (exc. eaves stores and void over Hall) = 360.4 Sq. Metres



Second Floor



First Floor



Ground Floor

For illustrative purposes only. Not to scale.