



67 Savile Park Street, Savile Park, Halifax, HX1 3EG

Offers Over £220,000

- : Very Popular & Convenient Location
- : 3 Good Sized Bedrooms
- : Modern Bathroom
- : Period Stone Built Terraced Residence
- : Realistically Priced
- : Attractive Family Home
- : Modern Dining Kitchen
- : Close To Outstanding Schools
- : Easy Access to Local Amenities of Savile Park & Skircoat Green
- : Viewing Essential

## 67 Savile Park Street, Halifax HX1 3EG

Situated in one of Calderdale's premier residential locations within Savile Park, lies this three bedroomed period stone built terraced residence providing attractive and spacious family accommodation. The property briefly comprises an entrance hall, lounge, dining kitchen, cellar, three double bedrooms, a modern bathroom, uPVC double glazing, gas central heating and gardens to front and rear. 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. An internal inspection is absolutely essential to fully appreciate the attractive accommodation provided by this period residence and an early appointment to view is strongly recommended.



Council Tax Band: C



### ENTRANCE HALL

With cornice to ceiling and matching dado rail, one double radiator and laminate wood floor.

A glass panelled door opens into the

### LOUNGE

14'8" x 10'9"

With uPVC double glazed window to the front elevation, feature marble fireplace to the chimney breast with an encased log effect living flame gas fire on a matching hearth, cornice to ceiling with matching centre rose, wall mounted TV fittings, one double radiator and a fitted carpet.

From the Entrance Hall a glass panelled door opens into the

### DINING KITCHEN 4.45m x 4.50m

14'7" x 14'9"

This spacious dining kitchen has modern fitted wall and base units incorporating matching work surfaces with stainless steel single drainer sink unit with mixer tap, Stoves dual fuel cooking range, integrated dishwasher and space for an American style fridge freezer. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, uPVC double glazed window to the rear elevation, wall mounted TV fittings, inset spotlight fittings to the ceiling, one radiator, laminate wood floor and a uPVC double glazed rear entrance door.

From the Dining Kitchen a door opens to the cellar head which has plumbing for a washing machine and power point for the tumble dryer above, steps lead down to a

### KEEP CELLAR

Providing useful storage facilities.

From the Entrance Hall stairs with fitted carpet lead to the

### FIRST FLOOR LANDING

With fitted carpet, double doors open to a cupboard with fitted shelves providing useful storage space. A door opens to

### BEDROOM ONE 4.42m x 4.50m

14'6" x 14'9"

This spacious double bedroom has two uPVC double glazed windows to the front elevation, wardrobes with sliding mirrored doors negotiable, one double radiator, picture rail and a fitted carpet. Access to a cloaks cupboard.

From the Landing a door opens into

### BEDROOM TWO

9'7" x 12'1"

With uPVC double glazed window to the rear elevation, cornice to ceiling, cupboard housing the Worcester central heating boiler, one double radiator and a fitted carpet.

From the Landing a door opens to

### BATHROOM

With modern white four piece suite comprising hand wash basin, low flush W/C, stand alone bath with external mixer shower tap and corner shower cubicle with overhead and hand held shower units. The bathroom is wet boarded with a matching panelled ceiling with inset spotlight fittings and a matching tiled floor, uPVC double glazed window to the rear elevation, and a chrome heated towel rail/radiator.

From the Landing a door opens to stairs with fitted carpet leading to

### BEDROOM THREE 6.94m x 4.53m

22'9" x 14'10"

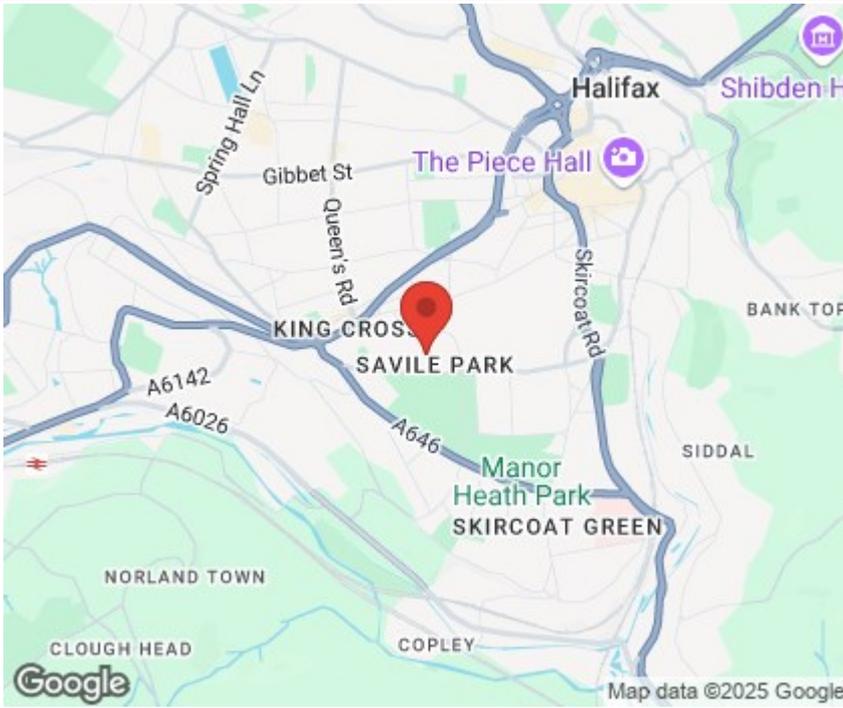
This spacious attic bedroom has two Velux double glazed windows, fitted bedroom furniture, a low flush W/C and hand wash basin. One double radiator, door to under the eaves storage and a fitted carpet.

### GENERAL

The property is freehold and is in council tax band C. It is constructed of stone and is surmounted with a blue slate roof. 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.

### EXTERNAL

To the front of the property there is a small garden with path leading to the front entrance door. To the rear of the property there is a larger garden/yard which is tarmacked and has a flagged path to the rear entrance door.



### Directions

SAT NAV HX1 3EG

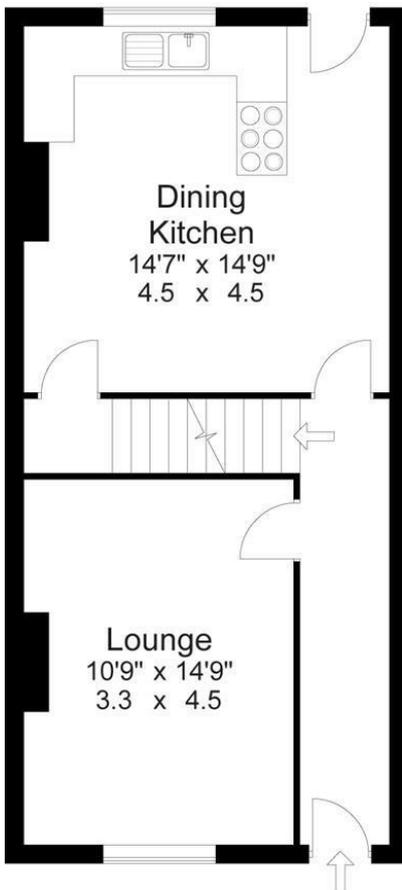
### Viewings

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

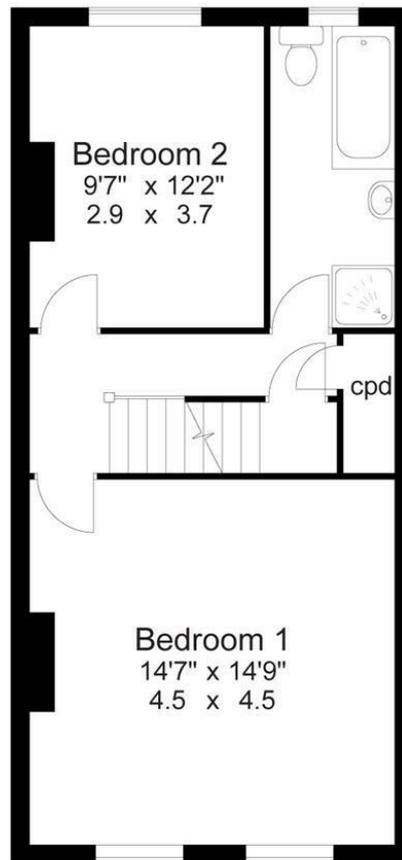
### EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approx Gross Floor Area = 1295 Sq. Feet  
= 120.4 Sq. Metres



Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale.