

51 Savile Park, Halifax, HX1 3EX

Offers Over £300,000

- : Highly Desirable Residential Location
- : South facing Period Terraced Residence
- : Modern Kitchen & Bathroom
- : Close To Outstanding Schools
- : Realistically Priced
- : Superb Family Home
- : 2 Reception Rooms
- : 4 Bedrooms
- : Easy Access to Halifax Town Centre
- : Viewing Essential

51 Savile Park, Halifax HX1 3EX

Nestled in the sought-after area of Savile Park, Halifax, this charming house presents an excellent opportunity for families and individuals alike. The property is ideally situated close to outstanding schools, making it a perfect choice for those prioritising education and community.

Upon entering, you will find two spacious reception rooms that offer versatile living spaces, ideal for both relaxation and entertaining. These rooms are filled with natural light, creating a warm and inviting atmosphere throughout the home.

The desirable location of Savile Park not only provides a peaceful residential environment but also ensures easy access to local amenities, parks, and transport links, enhancing the overall convenience of daily life.

This property is a wonderful blend of comfort and practicality, making it an attractive option for anyone looking to settle in a vibrant and family-friendly neighbourhood. Do not miss the chance to make this delightful house your new home.



Council Tax Band: D



ENTRANCE VESTIBULE

With coat hanging facilities, partially tiled with complementing colour scheme to the remaining walls, cornice to ceiling and a fitted carpet.

A door opens into

ENTRANCE HALL

With cornice to ceiling, one double radiator and a fitted carpet.

From the Entrance Hall a door opens into the

LOUNGE

18'9" x 14'0"

With angular bay window to the front elevation incorporating uPVC double glazed units, feature Adams style fire surround and exposed brick fireplace with coal effect living flame gas fire on a matching brick and marble hearth, cornice to ceiling with matching dado rail, one TV point, two single radiators and a fitted carpet.

From the Entrance Hall a door opens into the

DINING ROOM

14'8" x 14'6"

With uPVC double glazed window to the rear elevation, feature marble fireplace to chimney breast with electric fire on a matching hearth, wood floor, one single radiator.

From the Dining Room a door opens into the

KITCHEN

11'10" x 7'10"

Being fitted with a range of modern wall and base units incorporating matching work surfaces with a 1 1/2 bowl sink unit with mixer tap, four ring gas hob with extractor in stainless steel canopy above with fan assisted electric oven and grill, plumbing for washing machine and dishwasher. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and a uPVC double glazed window to the side elevation, inset spotlight fittings to

the ceiling, vertical radiator and rear entrance door.

From the Kitchen a door opens to cellar steps leading down to the

BASEMENT CELLAR

With stone table and stone flagged floor. Providing useful storage facilities.

From the Entrance Hall stairs with fitted carpet lead to the

FIRST FLOOR LANDING

With one single radiator, door to under the stairs cupboard providing useful storage facilities and a fitted carpet.

Door to

SPACIOUS BATHROOM

With white four piece suite comprising hand wash basin in vanity unit with mixer tap, low flush W/C, panelled bath with Victorian style shower fitment and corner shower cubicle with Mira electric shower. The bathroom is fully tiled and has a uPVC double glazed window to the side elevation, one double radiator, heated towel rail/radiator and extractor fan.

From the Landing a door opens to

BEDROOM TWO

14'9" x 11'8"

This second double bedroom has a uPVC double glazed window to the rear elevation, one double radiator and a fitted carpet.

From the Landing a door opens into

BEDROOM ONE

11'8" excluding wardrobes x 14'9"

This double bedroom has a uPVC double glazed window to the front elevation enjoying open views. To either side of the chimney breast there are built-in wardrobe facilities, one double radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM THREE 3.41m x 1.80m

11'2" x 5'10"

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

From the Landing a door opens to stairs leading to

ATTIC BEDROOM FOUR 4.56m x 4.96,

14'8" x 16'3",

This spacious attic bedroom has a Velux double glazed skylight window and door to under the eaves storage to the front, one double radiator and a fitted carpet.

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

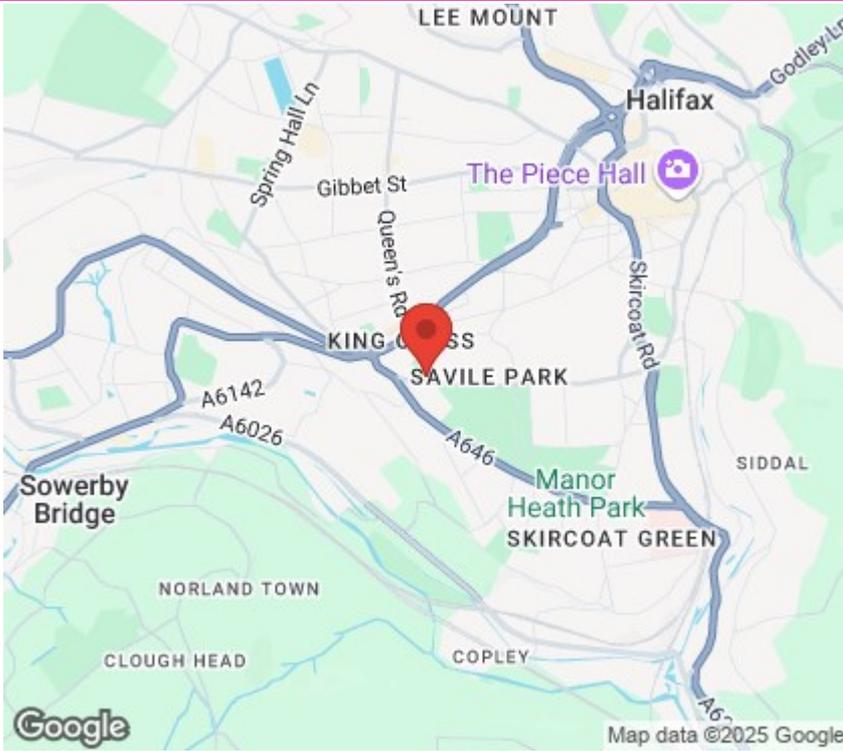
To the front of the property there is a small walled garden with path leading to the front entrance door. To the rear of the property there is a flagged patio garden and access to a

UTILITY ROOM 2.35m x 2.29m

This room has power and light with plumbing for washing machine and housing the Baxi combination boiler, stone flagged floor, uPVC double glazed window to the side elevation.







Directions

SAT NAV HX1 3EX

Viewings

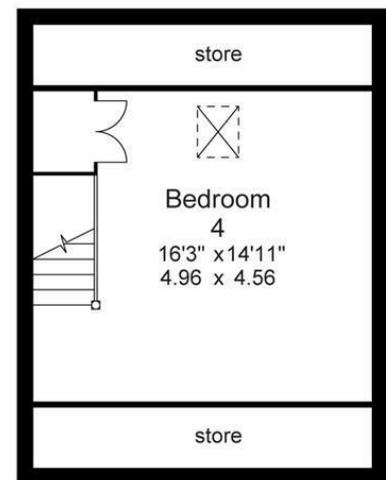
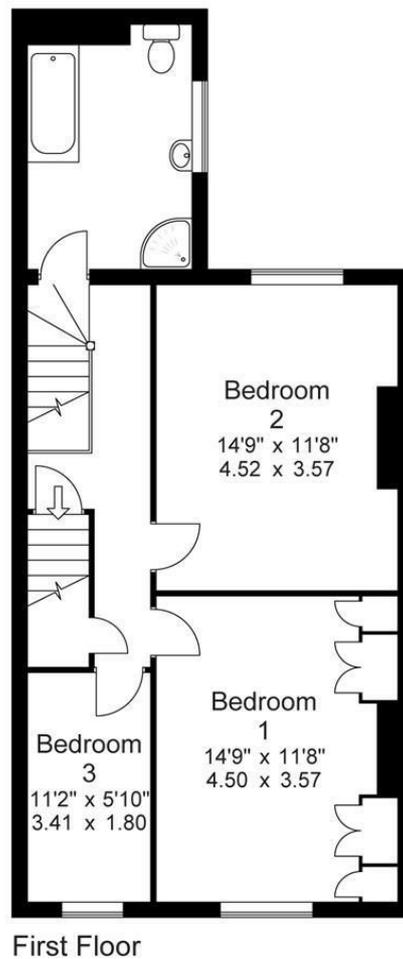
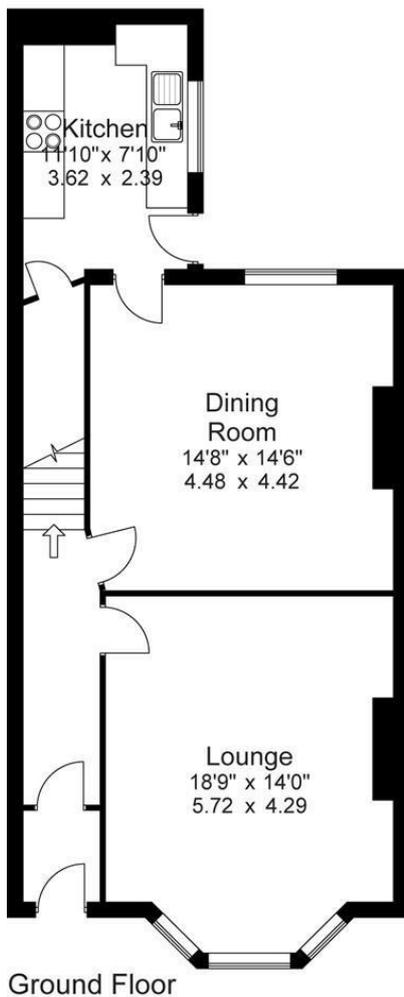
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Floor Area = 1550 Sq. Feet
= 144.0 Sq. Metres



Second Floor

For illustrative purposes only. Not to scale.