



28 Savile Park Road, Halifax, HX1 2EN

Offers Over £289,950

- : Substantial End Terraced Residence
- : Basement Bed Sit Conversion
- : 4 Bathrooms & Downstairs Cloakroom
- : Spacious Lounge
- : Realistically Priced
- : Period Family Home
- : 5 Further Bedrooms
- : Open Plan Dining Kitchen
- : Easy Access to Halifax Town Centre
- : Viewing Strongly Recommended

28 Savile Park Road, Halifax HX1 2EN

Situated in this highly desirable and extremely convenient residential location, lies this substantial stone-built period residence offering spacious six-bedroom family accommodation.

The property briefly comprises: entrance hall, spacious lounge, large dining kitchen, downstairs cloakroom, five bedrooms, a basement bedsit with bedroom/lounge kitchen and shower room, two bathrooms, uPVC double glazing, gas central heating, and a small enclosed yard to the rear.

The property is within walking distance of Halifax Town Centre and provides excellent access to the Trans Pennine Road and Rail Network linking the business centres of Manchester & Leeds as well as the local amenities of Savile Park. This large character property is offered for sale at this realistic asking price, and as such an early appointment to view is strongly recommended.



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E

Council Tax Band: B



ENTRANCE HALL

A uPVC double glazed front entrance door opens into the hallway with a fitted carpet.

From the entrance hall door to a

DOWNSTAIRS CLOAKROOM

Fitted with a modern white two-piece suite comprising pedestal wash basin and low flush WC. Fully tiled with one double radiator.

From the entrance hall door to the

LOUNGE

13'10" x 13'0"

This spacious reception room has a uPVC double glazed window to the front elevation, feature fireplace with coal-effect living flame gas fire, cornice to ceiling with matching picture rail, one double radiator, TV point, and a fitted carpet.

From the entrance hall door to the

DINING KITCHEN

18'9" x 13'11"

This spacious dining kitchen has a

Dining Area:

With large uPVC double glazed windows to the front elevation, feature fireplace with wooden surround, marble inset and hearth, and coal-effect gas fire. Cornice to ceiling with centre rose and picture rail, one radiator, and wood flooring.

Kitchen Area:

Fully fitted with modern white wall and base units, incorporating granite work surfaces, a stainless steel double bowl sink with mixer tap, five-ring gas hob, electric double oven and grill, integrated fridge, freezer, and integrated dishwasher, and a breakfast bar. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, uPVC double glazed windows to side and rear elevations, and uPVC rear door.

From the entrance hall stairs lead down to the

BASEMENT BED SIT

HALLWAY

With wood flooring and wall-mounted radiator.

SHOWER ROOM

Modern three-piece suite including pedestal wash basin, low flush WC, and corner shower cubicle. Fully tiled including the

floor with extractor fan.

LIVING ROOM/BEDROOM 5.50m x 3.00m approx.

Multi-purpose space with uPVC double glazed window to the front elevation, radiator, and a fitted kitchen area including base units, matching work surfaces, stainless steel sink with mixer tap, four-ring gas hob, electric oven and grill, extractor canopy, and plumbing for A washing machine. Tiled walls around worktops, and inset ceiling spotlights.

STORE ROOM

Useful additional storage with fitted shelving.

From the entrance hall stairs with a fitted carpet lead to a

HALF LANDING

Accessed via a spindle staircase with door to the

BATHROOM

Modern white three-piece suite including pedestal wash basin, low flush WC, and panelled bath with rainfall and handheld shower attachments. The bathroom is fully tiled including the floor, uPVC double glazed rear window, extractor fan, and one double radiator.

From the half landing stairs lead to the

FIRST FLOOR LANDING

With large uPVC double glazed window to the front elevation and one double radiator.

From the landing door to

BEDROOM ONE

14'0" x 13'6"

This spacious double bedroom has uPVC double glazed windows to front and side elevations, providing this room with its light and spacious aspect, built-in wardrobes with cupboards above, cornice to ceiling with picture rail, single radiator, and fitted carpet.

From the bedroom door to an

EN SUITE BATHROOM

Modern white three-piece suite: pedestal wash basin, low flush WC, and panelled bath with shower over. Fully tiled with inset ceiling spotlights, extractor fan, and a double radiator.

From the landing door to

BEDROOM TWO

13'11" x 12'6"

Double bedroom with uPVC double glazed front window, cornice with picture rail, fitted wardrobe with cupboards above, one single radiator, and a fitted carpet.

From the first floor landing stairs with fitted carpet lead to the

SECOND FLOOR LANDING

Reached via spindle staircase with fitted carpet and Velux double glazed skylight.

From the second floor landing door opens to

BEDROOM THREE

12'9" x 12'8"

Spacious bedroom with built-in wardrobes, drawers, dressing table and cupboards. Velux double glazed skylight, exposed beam, single radiator, and a fitted carpet.

From the landing door to

BATHROOM TWO

Modern white three-piece suite comprising pedestal wash basin, low flush WC, and panelled bath with Mira electric shower over. Fully tiled with Velux skylight window and one double radiator.

From the landing door to

BEDROOM FOUR

10'8" x 9'6"

With uPVC double glazed window to the front elevation, double radiator, fitted carpet, and door to a storage cupboard with fitted shelves.

from bedroom four door opens to

BEDROOM FIVE

10'2" x 8'11"

Accessed through bedroom four, with Velux skylight, double radiator, and a fitted carpet.

GENERAL

This substantial property is constructed of stone, surmounted by a blue slate roof, and is freehold. It benefits from all mains services including gas, water, and electricity, as well as uPVC double glazing and gas central heating. The property falls within Council Tax Band B.

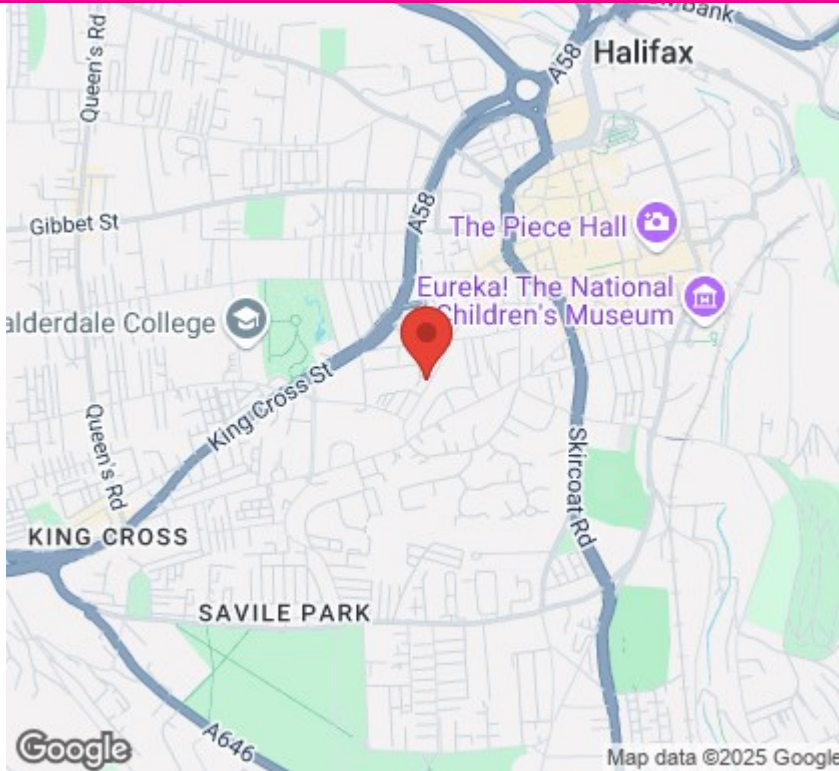
EXTERNAL

Front: Small garden with steps leading to the front entrance door.

Rear: Small enclosed yard ideal for low-maintenance outdoor space.







Directions

SAT NAV HX1 2EN

Viewings

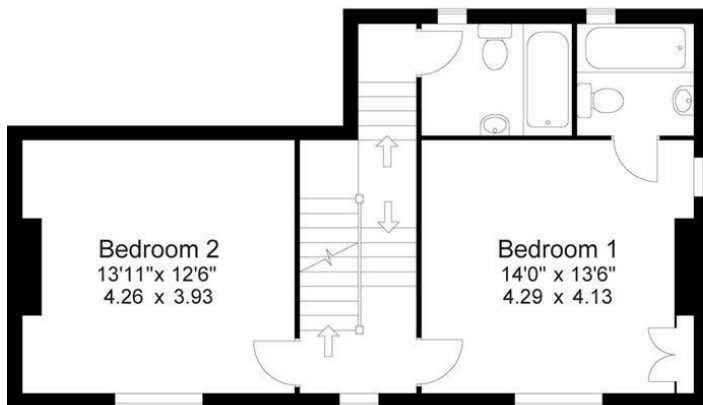
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

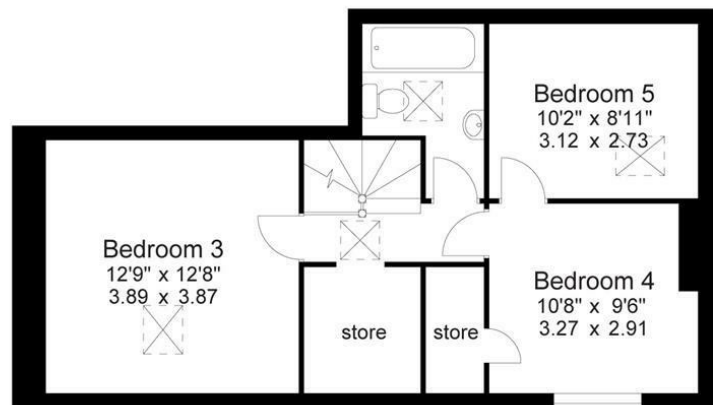
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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 79 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 46 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Approx Gross Floor Area = 2021 Sq. Feet
= 187.8 Sq. Metres



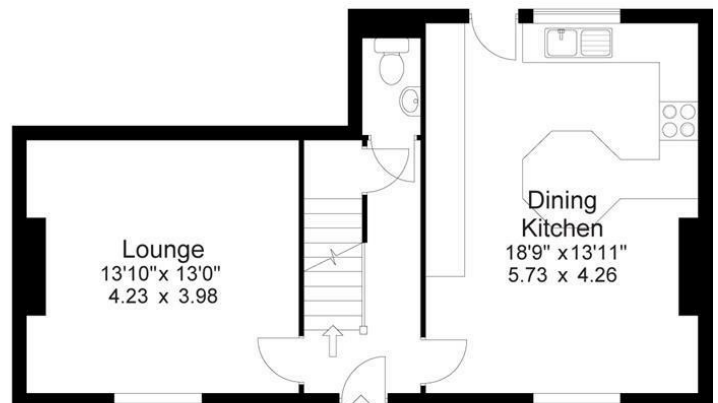
First Floor



Second Floor



Lower Ground Floor



Ground Floor

For illustrative purposes only. Not to scale.