



24 Savile Royd Villas, Savile Royd, Halifax, West Yorkshire, HX1 2EY

Offers Over £500,000

- : Highly Desirable & Convenient Location
- : Attractive Accommodation
- : Garden Room Extension
- : Spacious Modern Fully Fitted Dining Kitchen
- : Close To Outstanding Schools
- : Spacious Family Home
- : 4 Good Sized Bedrooms (Master en Suite)
- : Downstairs Cloakroom, Utility Room & Study
- : Garage & Landscaped Gardens
- : Viewing Essential

24 Savile Royd Villas, Halifax HX1 2EY

Nestled in the desirable area of Savile Royd, Savile Park, Halifax, this modern detached house offers a perfect blend of comfort and style. With five spacious bedrooms, this property is ideal for families seeking ample living space. The house boasts three well-appointed reception rooms, providing versatile areas for relaxation, entertainment, or even a home office.

The two bathrooms are thoughtfully designed, ensuring convenience for both family members and guests. The modern architecture and layout of the home create a welcoming atmosphere, making it a delightful place to reside.

For those with vehicles, the property includes a single garage with further parking to the front of the property adding to the convenience of daily life. The location in Savile Park is particularly appealing, offering a tranquil environment while still being within easy reach of local amenities, including outstanding schools, and Trans Pennine transport links.

This property presents an excellent opportunity for anyone looking to settle in a charming and well-connected neighbourhood. With its generous living space and modern features, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely house your new home.



Council Tax Band: F



ENTRANCE HALL

Oak effect uPVC double glazed front entrance door with matching side panel opens into the entrance hall which has a solid oak floor. One double radiator.

From the entrance hall a door opens into the

DOWNSTAIRS CLOAKROOM

With modern white two piece suite comprising pedestal wash basin and low flush WC. The cloakroom is part tiled with complementing colour scheme to the remaining walls and a matching tiled floor. One double radiator.

From the Entrance Hall a solid oak panel door opens into the

STUDY/BEDROOM 5

11'5" x 8'9"

With uPVC double glazed window to the front elevation, solid oak floor, one double radiator, and one telephone point.

From the Entrance Hall a solid oak panel door opens into the

SPACIOUS LOUNGE

20'2" x 11'1"

With uPVC double glazed picture window with opening side sections to the front elevation enjoying an attractive garden outlook. Wall mounted electric living flame fire, solid oak floor, one TV point, one telephone point, and one double radiator.

From the Lounge access to the

MODERN FULLY FITTED DINING KITCHEN

27'5" x 11'8"

KITCHEN

This attractive modern fully fitted kitchen has a range of quality wall and base units incorporating solid oak work surfaces with stainless steel single drainer 1 bowl sink unit with mixer tap, five ring gas hob with splash back above and extractor in stainless steel and glazed canopy above, fan assisted electric double oven and grill, integrated dishwasher, LG American-style fridge/freezer with drinks dispenser, breakfast bar and integrated wine cooler. This attractive modern kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls. Solid oak floor, uPVC double glazed window to the rear elevation overlooking the rear patio.

From the Kitchen an oak panel door opens into the

DINING AREA

Built-in cabinet with fitted cupboards and drawers, solid oak floor, and one double radiator.

From the Dining Area double uPVC doors open into the

GARDEN ROOM

12'10" x 8'11"

With uPVC double glazed windows to three elevations and a large matching double glazed skylight window to the ceiling and double French doors opening onto the rear garden. Inset spotlights to the ceiling.

From the Kitchen a door opens into the

UTILITY ROOM

9'3" x 6'9"

With fitted wall and base units incorporating matching work surfaces with stainless steel sink unit with mixer tap. This modern utility room is tiled around the work surfaces with complementing colour scheme to the remaining walls and a matching tiled floor. There is a uPVC double glazed side entrance door and one double radiator. An oak panel door opens into the

BOILER ROOM

Housing the Worcester central heating boiler and large water cylinder.

From the Entrance Hall a spindle staircase with fitted carpet leads to the

LANDING

With access to the insulated loft.

From the Landing an oak panelled door opens into the

MASTER BEDROOM

18'2" max x 16'0" max

The master bedroom has two uPVC double glazed windows to the front elevation, one TV point, one telephone point, one double radiator, and a fitted carpet.

From the Master Bedroom an oak panelled door opens into the

EN SUITE SHOWER ROOM

With modern white three piece suite including a fully tiled double shower cubicle with thermostatically controlled shower unit, hand wash basin and low flush WC. The en suite is fully tiled including the floor and has a chrome heated towel rail, a mirrored cabinet, shaver point, inset halogen spotlight fittings to the ceiling and an extractor fan.

From the Landing an oak panelled door opens into

BEDROOM TWO

18'8" x 8'0"

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

From the Landing an oak panelled door opens into

BEDROOM THREE

11'8" x 11'1"

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

FAMILY BATHROOM

With modern white three piece suite comprising wash basin, low flush WC and Jacuzzi bath with centre taps. This attractive modern bathroom is fully tiled including the floor and has a uPVC double glazed window to the rear elevation, a chrome heated towel rail/radiator, a mirrored cabinet, a base unit with cupboard and drawers and inset halogen spotlight fittings.

From the Landing an oak panelled door opens into

BEDROOM FOUR

11'8" x 8'9"

With uPVC double glazed window to the rear elevation, one telephone point, one TV point, one double radiator and a fitted carpet.

From the Landing an oak panelled door opens into the

GENERAL

The property is constructed of stone and is 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 has 4" of insulation to walls and ceilings as well as solar panels to the roof which supplement the heating system. The property is Freehold and is in Council Tax band F. The Owners purchased a separate piece of land to the side which is on a separate title to the main house and which is now a landscaped garden

EXTERNAL

To the front of the property there is a lawned garden with a flagged path leading to the front entrance door. There is a tarmac drive and parking area which leads to a semi detached garage with an up and over door. To one side of the property there is a flagged path which leads to a rear flagged patio area with a raised flower bed. To the remaining side of the property there is a Japanese inspired garden with an ornamental pool pergola, flagged patio area and mature plants and shrubs.

TO VIEW

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

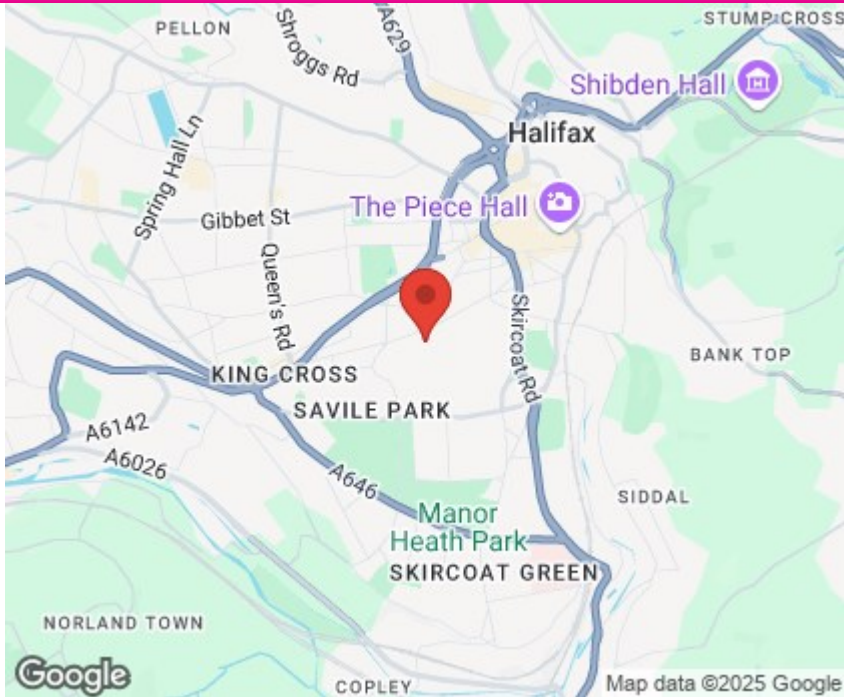
DIRECTIONS

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From our office in Skircoat Green proceed along Skircoat Green Road until reaching the traffic lights. Proceed straight ahead at the lights continuing along Skircoat Green Road, past Manor Heath Park until reaching the next traffic lights at the junction with Free School Lane, proceed straight ahead along Heath Road until reaching the junction with Huddersfield Road. Turn left into Huddersfield Road and proceed for approximately 200 metres, turn left into Oxford Road. At the junction turn left into Savile Road, proceed up Savile Road into Savile Park Road turning left into Savile Royd. Follow the road round and down to the left and number 24 Savile Royd Villas is on the left hand side.







Directions

SAT NAV HX1 2EY

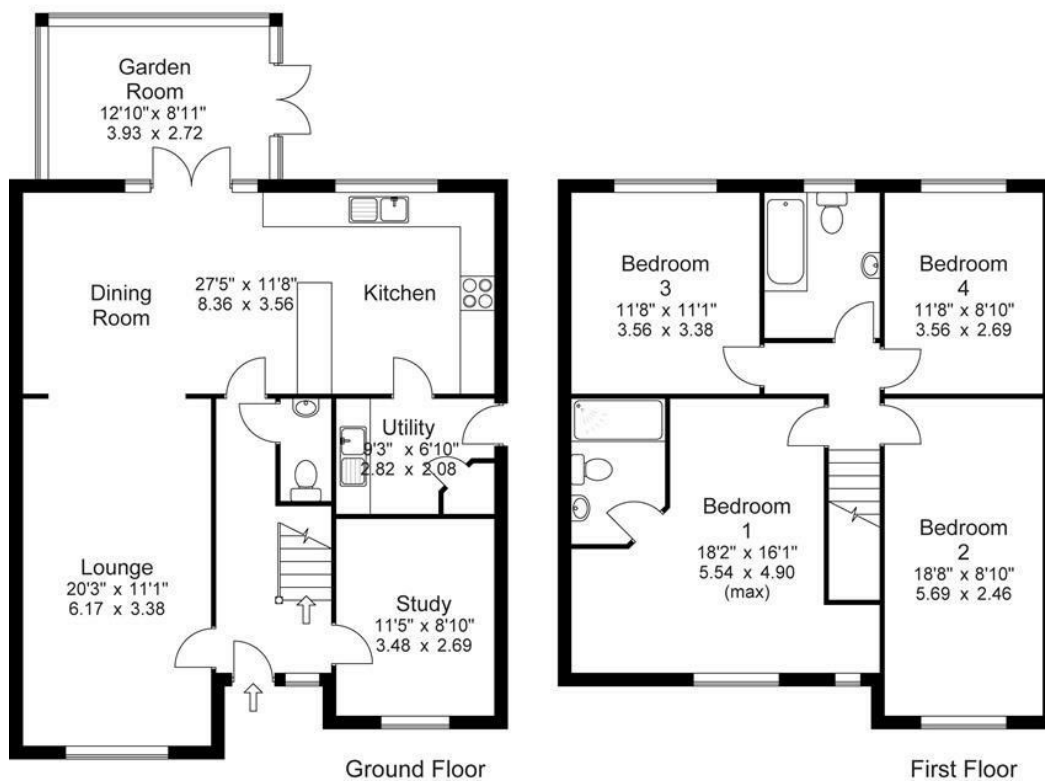
Viewings

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 | |

Approx Gross Floor Area = 1748 Sq. Feet
= 162.4 Sq. Metres



For illustrative purposes only. Not to scale.