



55 Kensington Road, Savile Park, Halifax, HX3 OHY

Offers In The Region Of £695,000

- : Highly Sought After Location
- : 3/4 Bedrooms
- : Large Spacious Open Plan Dining Kitchen
- : Double Integral Garage
- : Easy Access to the Local Amenities Of Skircoat Green & Savile Park
- : Unique Architect Designed Detached Bungalow
- : 2 Bathrooms
- : Spacious Lounge
- : Easy Access to Halifax Town Centre
- : Viewing Strongly Recommended

55 Kensington Road, Halifax HX3 0HY

NB Internal photos were taken prior to the owner renting out the property.

An internal inspection is absolutely essential to fully appreciate the spacious and attractive three/four bed roomed accommodation provided by this unique architect designed detached single storey residence which is situated in one of Calderdale's premier residential locations within the heart of Savile Park.

Just step inside this delightful light and spacious property and you cannot fail to be impressed by the accommodation provided which although requiring some cosmetic attention is reflected in the asking price. The property briefly comprises an entrance hall, lounge, spacious open plan dining kitchen, 3/4 bedrooms (master with en suite and dressing room which could be used as a fourth bedroom) bathroom, separate W/C, utility room double integral garage double glazing and gas central heating. The property has a wealth of quality fixtures and fittings, gardens, an integral double garage, gas central heating, and double glazing.

Very rarely does an opportunity arise to purchase such a substantial bungalow within this sought after and extremely convenient location and as such an early inspection to view in order to avoid disappointment is strongly recommended.



Council Tax Band: G



ENTRANCE HALL

With one telephone point, one single radiator and fitted carpet.

From the Entrance Hall a panel door opens into the

LOUNGE

With double glazed windows to four elevations providing this room with its light and spacious aspect. Double glazed French doors open into the garden. A delightful feature of this room is the fireplace which has a marble hearth and coal effect living flame gas fire. Cornice to ceiling with inset eyeball light fittings, two double radiators, one TV point and fitted carpet.

From the Entrance Hall a panel door opens into the

DOWNSTAIRS CLOAKROOM

With modern white two piece suite comprising hand wash basin and low flush WC. Double glazed window to the side elevation, tiled floor and one single radiator.

From the Entrance Hall a panel door opens into the

DINING ROOM

12'5" x 13'1"

With double glazed windows to the front elevation with further floor to ceiling double glazed windows and French doors opening onto the south facing flagged patio area. Cornice to ceiling with inset spotlight fittings, one double radiator, one TV point and solid light beech wood floor.

From the Dining Room through to the

MODERN FITTED BREAKFAST KITCHEN

12'10" x 13'1"

This attractive spacious open plan kitchen is fully fitted with a range of modern wall and base units incorporating matching work surfaces with single drainer 1 bowl stainless steel sink unit with mixer tap, five ring gas hob with stainless steel splash back and extractor in stainless steel canopy above with fan assisted electric oven and grill beneath, integrated fridge/freezer and integrated dishwasher. There are floor to ceiling double glazed windows to the side elevation with French doors opening onto the south facing flagged patio area, cornice to ceiling with inset spotlight fittings, wood floor and one double radiator.

From the Kitchen a panel door opens into the

SIDE ENTRANCE VESTIBULE

With double glazed floor to ceiling windows incorporating the rear entrance door, tiled floor and one single radiator.

From the Entrance Vestibule a panel door opens into the

UTILITY ROOM

With fitted wall and base units incorporating matching work surfaces with stainless steel single drainer sink unit and mixer tap, plumbing for automatic washing machine, power and light, and one single radiator.

From the Entrance Vestibule a panel door opens into the

HALL

With two single radiators and access to loft. Door to cylinder cupboard with airing shelves. Fitted carpet.

From the Hall a panel door opens into the

MASTER BEDROOM SUITE

BEDROOM

18 x 10

With double glazed French doors opening onto a small flagged patio area. Doors open to built-in wardrobes, cornice to ceiling with inset spotlight fittings, one TV point, one telephone point, one single

radiator and fitted carpet.

From the Bedroom a panel door opens into the

EN SUITE SHOWER ROOM

With modern white three piece suite comprising pedestal wash basin, low flush WC and fully tiled walk-in shower cubicle with shower unit and hand held pencil shower. This attractive modern en suite is extensively tiled around the shower with complementing colour scheme to the remaining walls and a matching tiled floor. Double glazed window to the rear elevation, heated towel rail/radiator, inset spotlight fittings.

From the Bedroom a panel door opens into the

DRESSING ROOM/BEDROOM 4

12'3 x 8'3

Access to the dressing room is also available from the Hall and this room could be used as a fourth bedroom. There is a double glazed window to the side elevation, built-in wardrobe facilities to two walls, cornice to ceiling, one single radiator and fitted carpet.

From the Hall a panel door opens into

BEDROOM TWO

12'3 x 8'9

With double glazed window to the side elevation, one single radiator and fitted carpet.

From the Hall a panel door opens into the

BATHROOM

With a modern white three piece suite comprising pedestal wash basin, low flush WVC and panel bath with mixer tap and pencil shower fitment. The bathroom is tiled around the bath and shower with complementing colour scheme to the remaining walls. Double glazed window to the rear elevation, inset spotlight fittings to the ceiling, tiled floor, heated towel rail/radiator and shaver point.

From the Hall a panel door opens into

BEDROOM THREE

10'5 x 6'6

With a double glazed window to the rear elevation, built-in shelves providing useful storage facilities. One single radiator and fitted carpet.

From the Side Entrance Vestibule access to the

INTEGRAL DOUBLE GARAGE

17'7 x 17'10

With a sliding garage door and a double glazed window to the side elevation. Fitted wall and base units, Potterton combination boiler. The garage has power and light and access to loft space above.

GENERAL

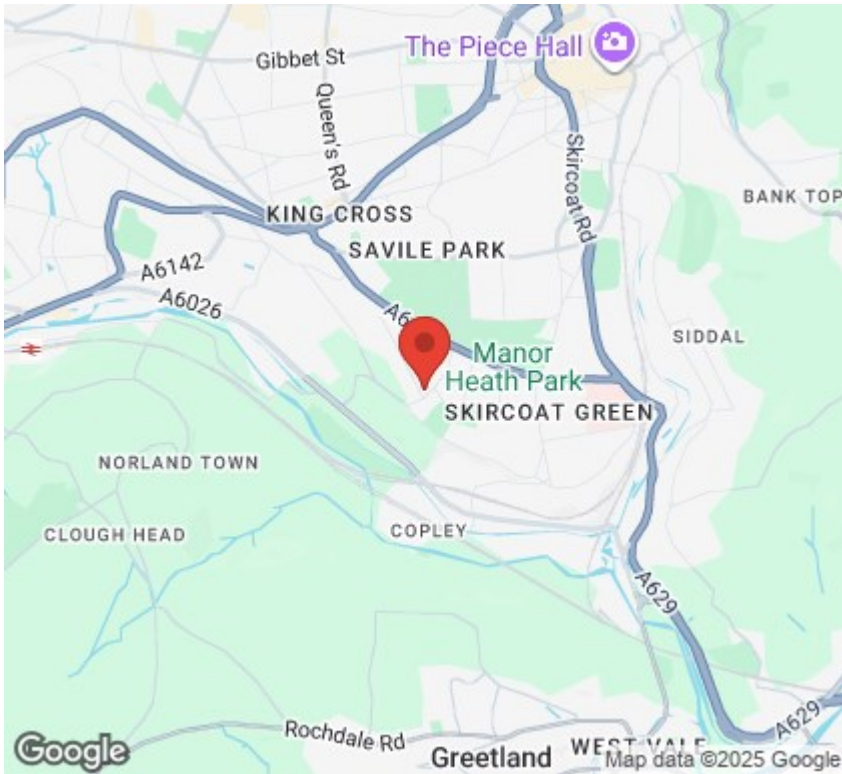
The property is constructed of stone and is surmounted by a blue slate roof. It has the benefit of all mains services gas, water and electric with the added benefit of gas central heating and double glazing. The property is Freehold and is in Council tax band G

EXTERNAL

A large wooden electric gate with intercom opens into a gravelled drive which provides parking facilities for numerous vehicles and leads to the integral double garage. There is a raised flagged patio area with mature shrubs and plants. To one side of the property there is a fence with a lawned garden. The gravelled path leads to the front of the property with a flower and shrub border with a flagged patio area leading to the front entrance door. The gravelled and flagged path continues along the frontage. To the remaining side there is a rockery garden with gravelled path and patio areas.

TO VIEW

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



Directions

SAT NAV HX3 0HY

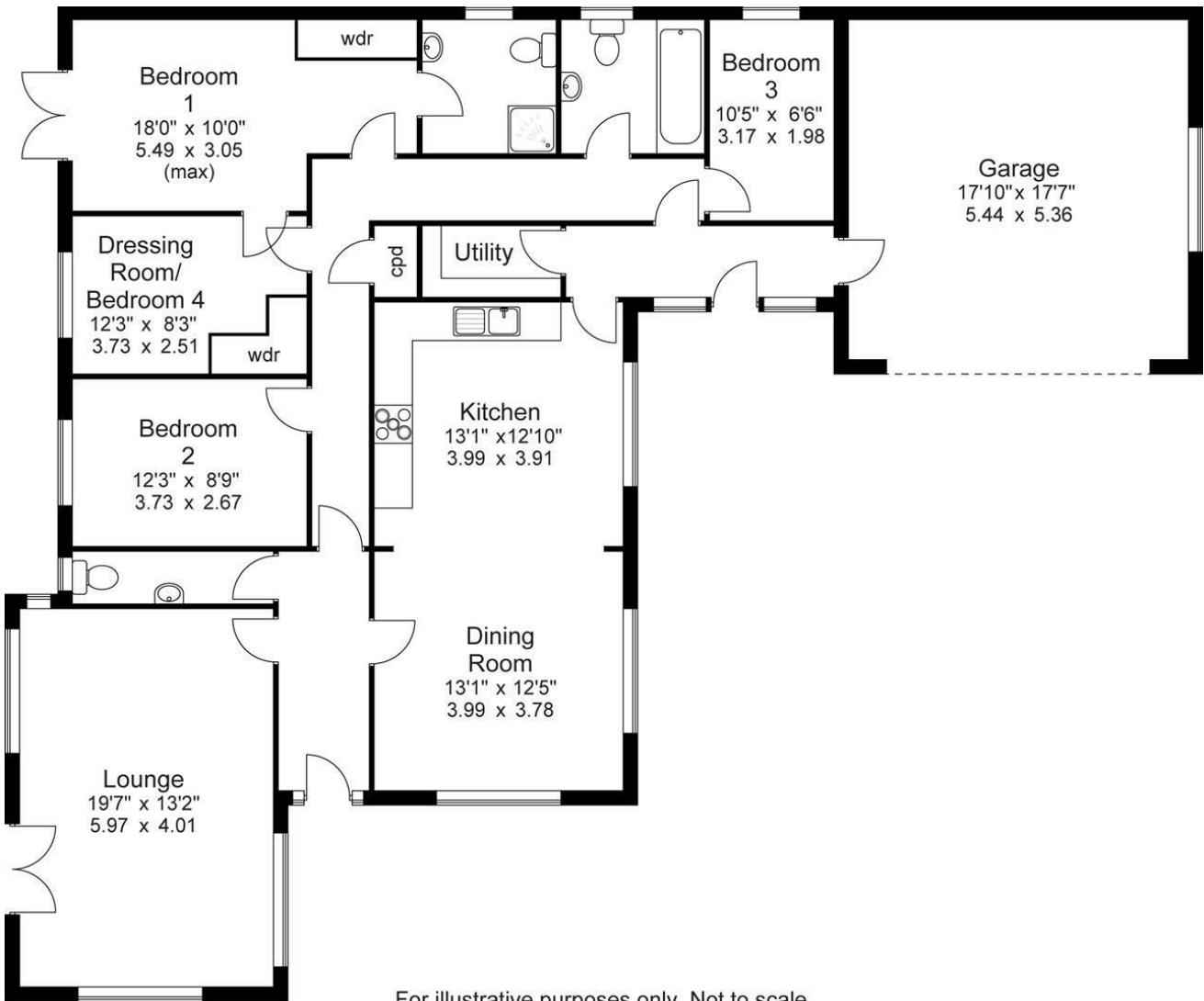
Viewings

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		
(69-80) C		
(55-68) D	62	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



For illustrative purposes only. Not to scale.