



2 Gleddings Close, Savile Park, Halifax, HX3 0JD

Offers Over £650,000

- : Highly Desirable Location
- : 2 Spacious Reception Rooms
- : 2 Bathrooms
- : Double Garage
- : Easy Access to Halifax & M62
- : Spacious Detached South Facing Bungalow
- : 3 Bedrooms & A Study
- : Breakfast Kitchen
- : Delightful Gardens
- : Viewing Essential

2 Gleddings Close, Halifax HX3 0JD

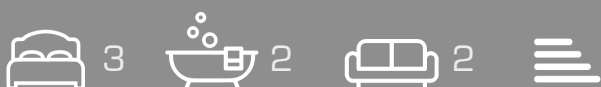
Situated in Savile Park - one of Calderdale's premier locations, on a secluded cul-de-sac lies this spacious three/four bedroomed detached stone built bungalow providing attractive accommodation throughout.

An internal inspection is absolutely essential to fully appreciate what this property provides. It briefly comprises an entrance hall, two spacious reception rooms, a modern fitted breakfast kitchen, three double bedrooms, study/fourth bedroom, bathroom, shower room, double garage, uPVC double glazing and gas central heating. This delightful bungalow is set in mature landscaped gardens with extensive lawned areas and enjoys a south facing location with extensive sun terrace.

The property provides easy access to all the benefits of Skircoat Green and Savile Park, including several excellent schools, as well as easy access to the Trans Pennine road and rail networks including the business centres of Manchester and Leeds.

The property is situated on a third of an acre plot and has a huge potential for extension/development (subject to the relevant permissions).

Very rarely does the opportunity arise to purchase a quality bungalow in this sought after location and an early appointment to view is essential to avoid disappointment.



Council Tax Band: G



ENTRANCE HALL

To the front of the property there is a covered porch with a front entrance door opening into the entrance hall with cornice to ceiling, two double radiators, access via loft ladder to a spacious loft, double doors opening to cloaks cupboard.

From the Entrance Hall a doorway leads to the

BREAKFAST KITCHEN

14'11" x 9'10"

Being fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless steel 1 1/2 bowl sink unit with mixer tap, four ring halogen hob with extractor in stainless steel canopy above with fan assisted electric oven and grill beneath, integrated dishwasher, integrated fridge, integrated freezer and plumbing for a washing machine. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, two uPVC double glazed windows to the front and side elevations, inset spotlight fittings to the ceiling, a breakfast bar, and one double radiator.

From the Entrance Hall a glass panelled door opens into the

SPACIOUS LOUNGE WITH DINING AREA

23'9" x 15'10"

LOUNGE AREA

With large uPVC double glazed window to the rear elevation enjoying an attractive garden outlook and providing this room with its light and spacious aspect, feature fireplace incorporating marble inset and hearth with coal effect living flame gas fire, cornice to ceiling, one double radiator, one TV point and a fitted carpet.

DINING AREA

With cornice to ceiling, one double radiator, fitted carpet and attractive garden views.

From the Dining Area uPVC double glazed doors open into the

SITTING ROOM

20'0" x 10'0"

With uPVC double glazed windows to three elevations providing this room with its light and spacious aspect and taking full advantage of the delightful landscaped gardens this property enjoys. Exposed stone work to one wall, wall mounted TV fittings, two double radiators and a laminate wood floor, uPVC double glazed door opens onto the south facing patio.

From the Entrance Hall a door opens to

BEDROOM THREE

13'7" x 8"

With uPVC double glazed window to the rear elevation enjoying an attractive garden outlook, cornice to ceiling, one double radiator and a fitted carpet.

From the Entrance Hall a door opens to

BEDROOM ONE

13'7" x 12'0"

With uPVC double glazed window to the rear elevation enjoying an attractive garden outlook with further uPVC double glazed window to the side elevation, built-in wardrobes with cupboard space above, one double radiator and a fitted carpet.

From the Entrance Hall a door to

STUDY/BEDROOM FOUR

8'4" x 5'11"

With leaded double glazed window to the side elevation, fitted shelving to one wall, one double radiator and a fitted carpet.

From the Entrance Hall a door opens to

BEDROOM TWO

11'11" x 11'8"

This spacious second double bedroom has a leaded double glazed window to the side elevation, cornice to ceiling, one double radiator and a fitted carpet.

From the Entrance Hall a door opens to

BATHROOM

With three piece suite comprising pedestal wash basin, low flush W/C and panelled bath with Mira shower unit. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls, uPVC double glazed window to the front elevation, and one double radiator.

From the Entrance Hall a door opens to the

SHOWER ROOM

With three piece suite comprising pedestal wash basin, low flush W/C and shower cubicle with Mira shower unit. The shower room is extensively tiled around the suite with complementing colour scheme to the remaining walls, uPVC double glazed window to the front elevation, one double radiator and a fitted carpet.

GENERAL

The property is constructed of stone and surmounted with a tiled roof. It has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing (except two windows) and gas central heating. The property is freehold and is in council tax band G

EXTERNAL

To the front of the property there is a tarmac drive providing parking for several vehicles and access to the

DOUBLE GARAGE 6.28m x 5.47m (20'7" x 18')

The garage has power and light, an electric up and over door, and a window to the rear elevation.

To one side of the property there is a lawned garden with mature plants and shrubs and a flagged patio area. The garden continues to the rear of the property where there is a south facing patio with lawned gardens, mature plants, trees and shrubs. To the remaining side of the property there is a path.







Directions

SAT NAV HX3 0JD

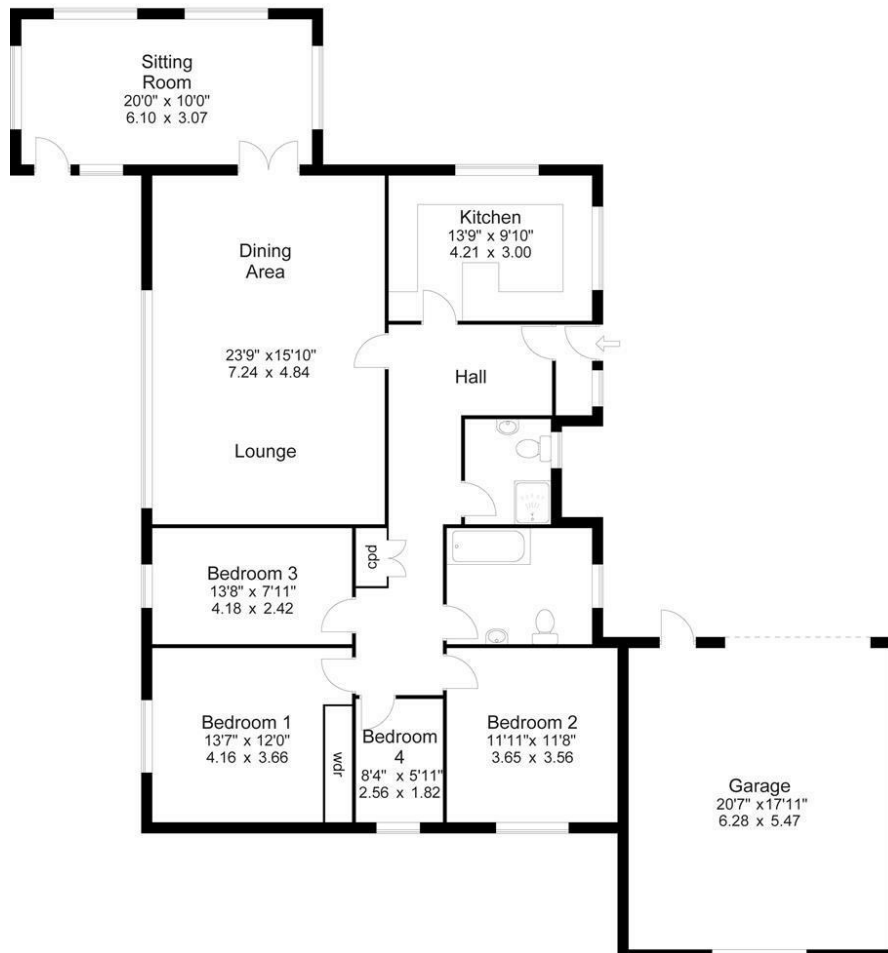
Viewings

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 = 1537 Sq. Feet
= 142.9 Sq. Metres



For illustrative purposes only. Not to scale.