



83 Savile Park Road, Halifax, HX1 2XR

Offers Over £400,000

Offered FOR SALE is this SPACIOUS EIGHT bedroom END TERRACE in the sought after area of Savile Park, Halifax. Packed full of character and having far reaching views from the front accommodation comprises; Entrance hallway, lounge, dining room, cloaks/w.c. and dining kitchen. To the first floor; landing, four bedrooms, master with en-suite and bathroom. To the second floor; landing, four bedrooms and bathroom. The cellar has huge potential and the vendor has architect plans for a self-contained two bedroom apartment. The property benefits from majority Upvc double glazing, gas central heating, smart meters and security alarm system. Close to the amenities of Halifax town centre, transport links and access to the M62 motorway network plus a short walk to the moors. Ideal for a multi generational family. Viewing essential.

Ground Floor

Entrance Hallway



Wooden single glazed obscure door to front with leaded effect arch window above. Two radiators, floorboards and app controlled Hive room stat. Plate rail, alarm control panel and coving to ceiling. Radiator, two storage cupboards and composite obscure double glazed door to side. Staircase access to first floor, door to staircase access to lower ground floor and doors to dining kitchen, dining room, lounge and cloaks/w.c.;

Cloaks/w.c. 2'9" x 3'7" (0.85 x 1.1)



Two piece suite comprising low flush w.c. and corner sink with waterfall tap. Radiator, tiled walls and Upvc obscure double glazed window to side.

Lounge 16'10" x 18'0" exc. bay (5.15 x 5.5 exc. bay)



Two radiators, floor boards, cornice to ceiling and plate rail. Upvc double glazed bay window and feature fireplace with stone base and cast iron duel fuel stove.

Dining Room 16'2" x 16'10" (4.95 x 5.15)



Two radiators, floor boards, cornice to ceiling and plate rail. Feature fireplace and Upvc double glazed window to side and rear.

Dining Kitchen 13'1" max x 21'3" max (4 max x 6.5 max)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Stainless steel sink

and drainer, plumbing for washing machine and dishwasher and gas cooker point. Floor boards, two Upvc double glazed windows to side and Upvc double glazed window to rear. Stop tap and coving to ceiling.

Lower Ground Floor

First Floor

Cellar

Single glazed bay window to front, original fireplace and floor boards. Single glazed window to rear and wall mounted 'Vaillant' condensing boiler. Upvc double glazed window to side, stop tap, electric meter and fusebox.

Landing



Understairs storage, sky light and cornice to ceiling. Picture rail, storage cupboard housing the hot water cylinder and loft hatch. Doors to staircase access to second floor, bathrooms and bedrooms;

Bedroom One 16'8" x 17'2" exc. bay (5.1 x 5.25 exc. bay)



Double bedroom with two radiators, cornice to ceiling and Upvc double glazed bay window to front. Fitted wardrobes and cupboards, panic alarm and alarm control panel. Door to en-suite bathroom;

En-suite Bathroom 6'8" x 10'4" (2.05 x 3.15)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with 'Creda' electric shower. Radiator, tiled walls and Upvc obscure double glazed window to rear.

Bedroom Two 16'4" x 17'2" (5 x 5.25)



Double bedroom with two radiators, cornice to ceiling and picture rail. Feature fireplace and Upvc double glazed window to rear.

Bedroom Three 10'9" max x 13'3" max (3.3 max x 4.05 max)



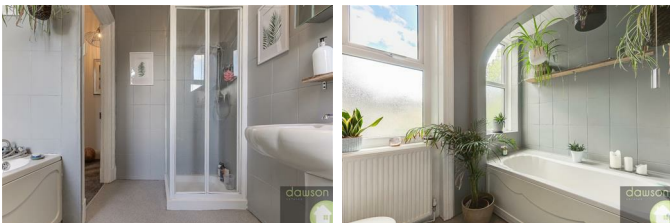
Double bedroom with two radiators, cornice to ceiling and Upvc double glazed window to rear.

Bedroom Four 6'0" x 10'5" (1.85 x 3.2)



Single bedroom with radiator, picture rail and cornice to ceiling. Upvc double glazed window to side.

Bathroom 8'2" max x 9'6" max (2.5 max x 2.9 max)



Four piece suite comprising low flush w.c. pedestal wash basin bath with mixer shower and shower cubicle with mains shower. Coving to ceiling, radiator, tiled walls and two Upvc obscure double glazed windows to side.

Second Floor

Landing



Radiator, floorboards and wooden double glazed velux window. Doors to bathroom and bedrooms;

Bedroom Five 15'5" x 16'4" (4.7 x 5)



Double bedroom with radiator, floorboards and original fireplace. Beam to ceiling, Upvc double glazed window to side and Upvc double glazed dormer window to rear.

Bedroom Six 15'5" x 17'0" exc. bay (4.7 x 5.2 exc. bay)



Double bedroom with radiator, floor boards telephone point. Air vent, Upvc double glazed window to side and wooden double glazed velux window.

Bedroom Seven 9'0" x 15'10" (2.75 x 4.85)

Double bedroom with radiator, beam to ceiling and Upvc double glazed window to rear. Under eaves storage and original fireplace.

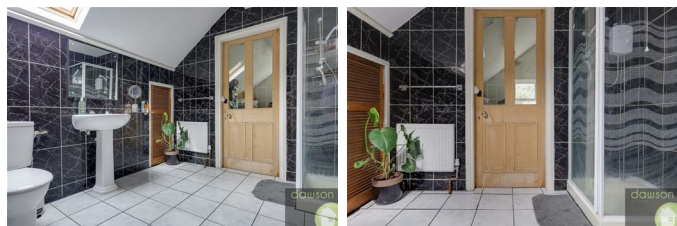
Bedroom Eight 8'8" x 13'5" (2.65 x 4.1)



Double bedroom with radiator, floor boards, beam to

ceiling and Upvc double glazed dormer window to rear.

Shower Room 9'0" x 10'0" (2.75 x 3.05)



Three piece suite comprising low flush w.c. pedestal wash basin and shower cubicle with 'Triton' electric shower. Radiator, under eaves storage and loft hatch. Wooden double glazed velux window and tiled walls and floor.

External



To the front. Tiered garden with lawn. Two external lights, outside tap and stairs to door. Steps down to the roadside. Off road parking. Potential to create garage with roof deck (architects plans available). To the rear. Block paved drive providing off road parking for two cars. Outside tap, gas meter and electric car charging point. External light, solar powered security light and ramp and stairs to door.

Parking

Off road parking to front and rear.

Tenure

We have been advised by the vendor that the property is freehold.

Water

Water rates

Energy Rating

E

Council Tax Band

E

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

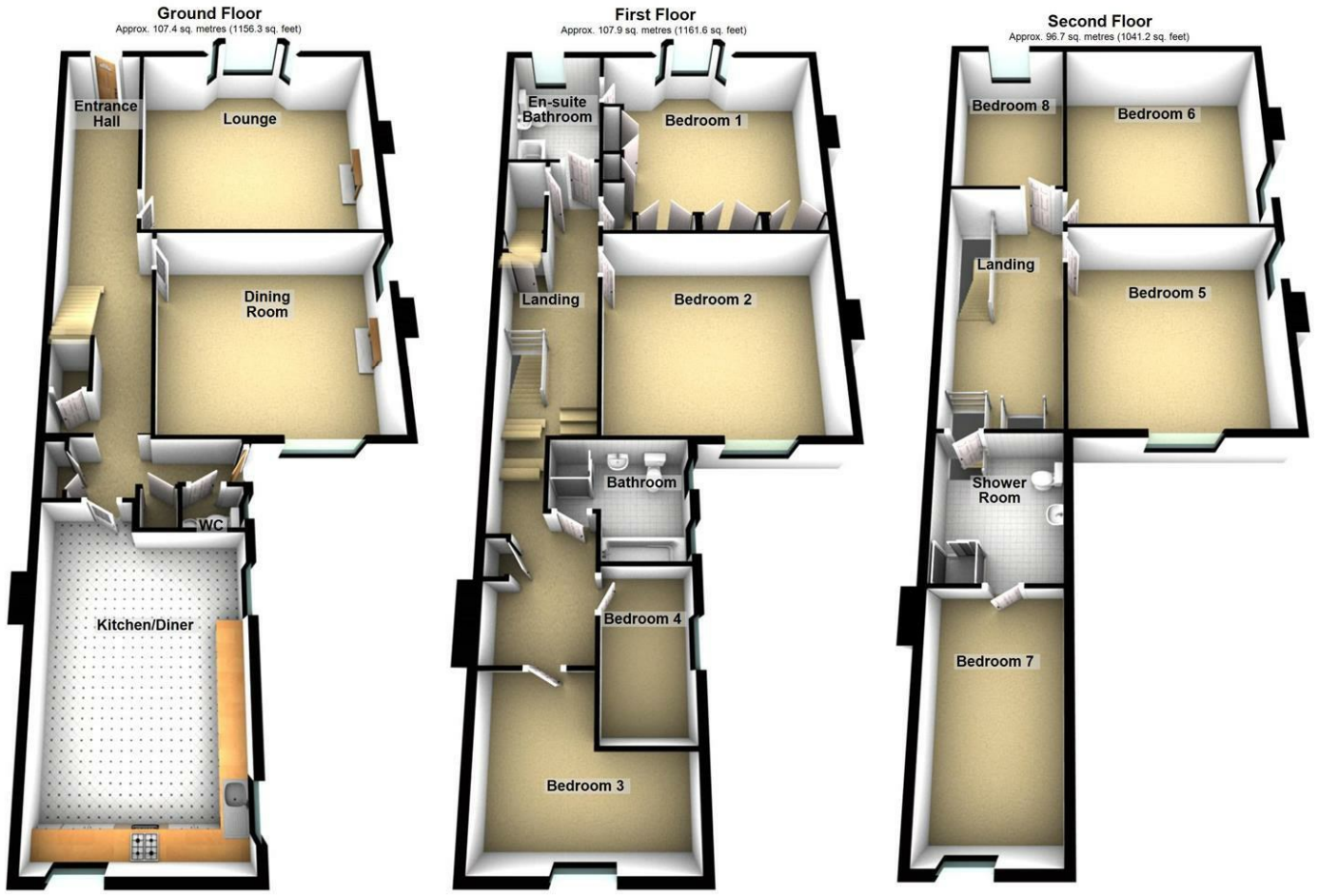
Boundaries & Ownerships

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Floor Plan

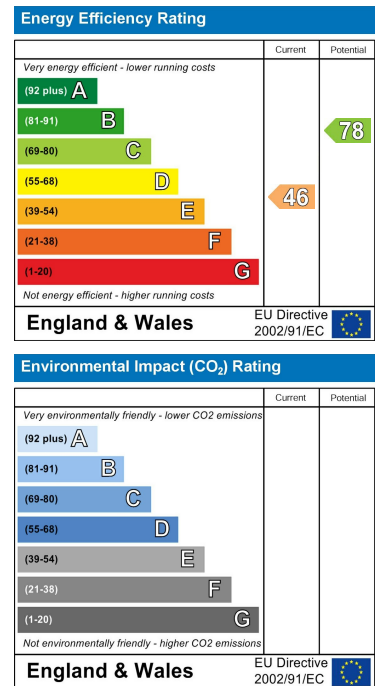


Total area: approx. 312.1 sq. metres (3359.1 sq. feet)

Area Map



Energy Efficiency Graph



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