



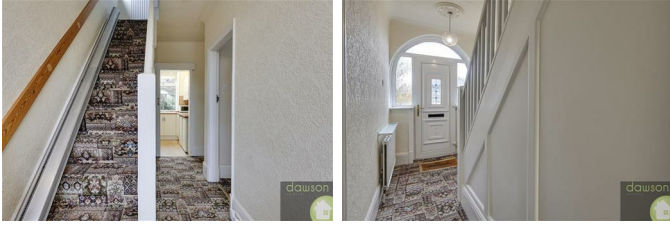
32 Savile Drive, Halifax, HX1 2EU

£195,000

Offered FOR SALE with NO CHAIN is this THREE bedroom semi-detached in the popular area of Savile Park, Halifax. Accommodation comprises; Entrance hallway, lounge, dining room and kitchen. Cellar. To the first floor; landing, three bedrooms and bathroom. There is also an attic room that is accessed via drop down ladders. This is carpeted, has a wooden double glazed velux window and power and light. Gardens front and rear. Driveway and Garage. The property benefits from majority Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Ideal family home. Viewing essential.

Ground Floor

Entrance Hallway



Upvc obscure double glazed door with Upvc obscure double glazed windows to front. Radiator, telephone point and coving to ceiling. Ceiling rose, staircase access to first floor and Upvc obscure double glazed door to side. Door to staircase to lower ground floor, kitchen, dining room and lounge;

Lounge 12'3" max x 12'9" max (3.75 max x 3.9 max)



Upvc double glazed half bay window to front, electric fire with decorative fireplace and radiator. Mobile room stat, t.v. point, coving to ceiling and ceiling rose.

Dining Room 10'11" max x 13'1" max (3.35 max x 4.0 max)



Upvc double glazed half bay window to rear, radiator and electric fire. Two air vents and wall light.

Kitchen 6'10" x 7'4" (2.1 x 2.25)



Having a range of wall and base units with laminate worktop and splashbacks. Electric double oven and grill, four ring gas hob with glass splashback and extractor hood above. Space for under counter fridge and freezer, acrylic sink and drainer, stop tap and Upvc double glazed window to rear.

Lower Ground Floor

Cellar

Single glazed window to side. Power and light, plumbing for washing machine. Gas and electric meter and fusebox.

First Floor

Landing



Coving to ceiling, ceiling rose and Upvc double glazed window to side. Radiator and loft hatch with drop down ladder. The loft is boarded and carpeted. Power and light. Wooden double glazed velux window and undereaves storage. Doors to bathroom and bedrooms;

Bedroom One 10'11" max x 12'9" max (3.35 max x 3.9 max)



Double bedroom with radiator, Upvc double glazed half bay window to front, fitted wardrobes, cupboards and dressing table.

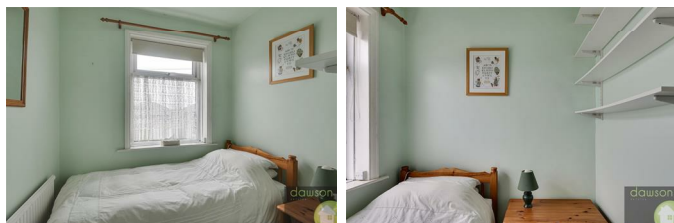
Bedroom Two 10'5" x 11'1" (3.2 x 3.4)



Double bedroom with radiator and Upvc double

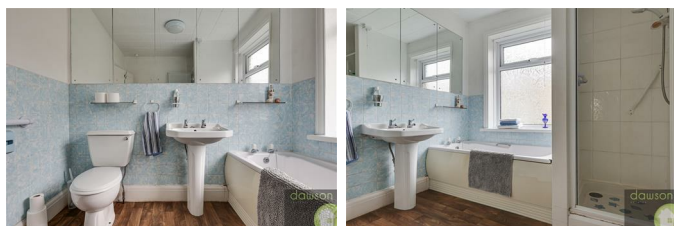
glazed window to rear. Fitted wardrobes and cupboard. Storage cupboard housing the wall mounted 'Vaillant' condensing combi boiler.

Bedroom Three 6'6" x 7'4" (2 x 2.25)



Single bedroom with radiator, telephone point and Upvc double glazed window to front.

Bathroom 7'10" x 7'10" (2.4 x 2.4)



Four piece suite comprising low flush w.c. pedestal wash basin, bath and shower cubicle with electric shower. Part tiled walls, spotlight and Upvc obscure double glazed window to rear.

External



To the front is a driveway which provides off road parking for two cars. Garden mainly laid to lawn. Security light. Driveway extends to the side and leads to the garage. External light to side. To the rear is a lawn garden with raised flowerbed.

Garage

Detached garage with up and over door and single glazed window to side.

Parking

Driveway provides off road parking

Tenure

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

Energy Rating

E

Council Tax Band

C

Water

Water meter

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.

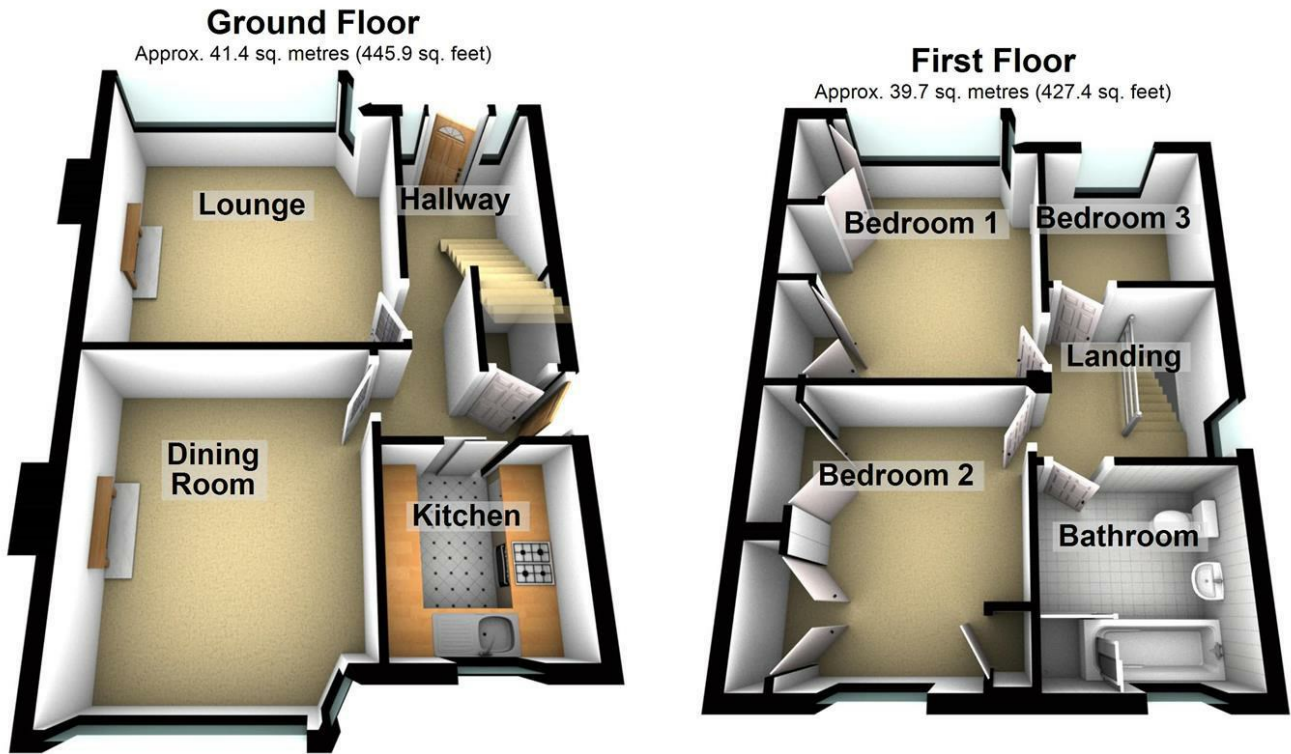
Boundaries & Ownerships

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

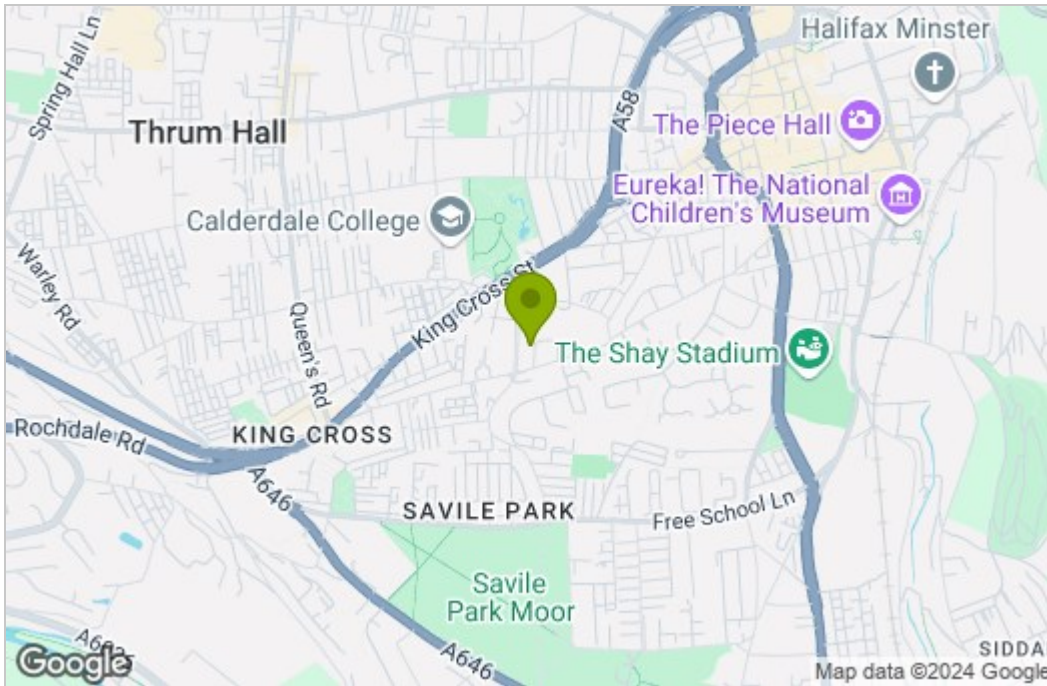
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR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

Floor Plan

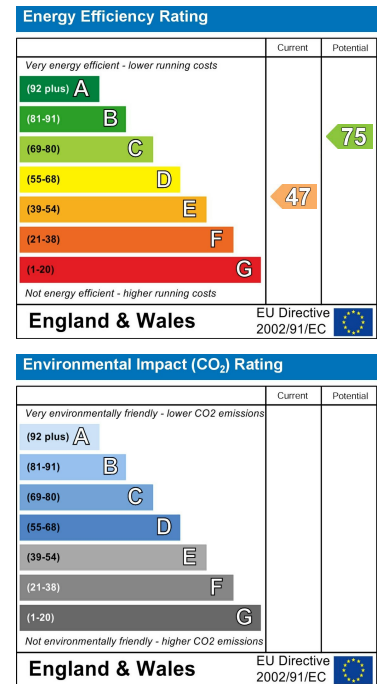


Total area: approx. 81.1 sq. metres (873.3 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.