



Savile Drive, Halifax, HX1 2EU

welcome to

Savile Drive,

Well-presented three bedroom semi-detached property situated in Savile Park, Offers Over £240,000 which offers excellent family accommodation. Close to good schools, local amenities and benefits from off street parking & rear garden. Could be ideal for growing families.



Entrance Hall

With tiled flooring, two ceiling light points and gas central heating radiator. There is a UPVC door which provides access to the outside of the property and the entrance hall benefits from underfloor heating.

Lounge

12' 11" x 12' 6" (3.94m x 3.81m)

Spacious lounge with a double glazed window to the front elevation, gas central heating radiator and ceiling light point. With an electric fire, carpeted flooring and boasting a media wall.

Reception Room/Dining Room

11' 4" x 11' 2" (3.45m x 3.40m)

With laminate flooring, ceiling light point, gas central heating radiator and a double glazed window to the rear elevation. There is a gas fire & surrounding fire place and this room could be used a living room or dining room if desired.

Kitchen

7' 3" x 6' 8" (2.21m x 2.03m)

Modern fitted kitchen with wall & base units, complementary worksurfaces over incorporating a sink with mixer tap. There is a double glazed window to the rear elevation, ceiling spotlights, integrated appliances include fridge freezer, dishwasher and washer dryer.. With a four ring gas hob & extractor over, electric oven and the kitchen benefits from underfloor heating and has tiled flooring.

First Floor Landing

With carpeted flooring, ceiling light point and gas central heating radiator. There is a double glazed window to the side elevation and the loft is also accessible from the first floor landing.

Bedroom One

13' x 8' 11" to wardrobe (3.96m x 2.72m to wardrobe) Double bedroom with a double glazed window to the front elevation, gas central heating radiator and ceiling light point. The bedroom itself has carpeted flooring and benefits from fitted wardrobes.

Bedroom Two

11' 6" x 10' 4" (3.51m x 3.15m)

Bedroom two also a double bedroom with ceiling light point, gas central heating radiator and carpeted flooring. There is a double glazed window to the rear elevation and the bedroom benefits from fitted wardrobes.

Bedroom Three

7' 2" x 6' 10" (2.18m x 2.08m)

With carpeted flooring, gas central heating radiator, ceiling light point and a double glazed window to the front elevation.

Family Bathroom

The modern family bathroom comprises of a four piece suite which includes a low level wc, wash hand basin with vanity unit, panelled bath and shower. There is a frosted double glazed window to the rear elevation, ceiling spotlights and gas central heating towel rail. The bathroom benefits from a smart mirror which includes Bluetooth connection and speakers and the bath is a Jack bath. The bathroom itself has tiled flooring.

Loft

Insulated and boarded out loft which could be ideal for extra storage space which working electric and a fitted ladder for access.

Externally

To the front of the property there is a driveway which provides off street parking and flowerbeds. To the rear is a garden which is paved, lawned and fenced and provides space for garden furniture if desired. The rear garden also benefits from working electric and would be great for enjoying the summer months.

Garage

garage with electrics and could be ideal for storage space.

Storage Cellar

Located on the lower ground floor is the storage cellar which again could be ideal for storage space.



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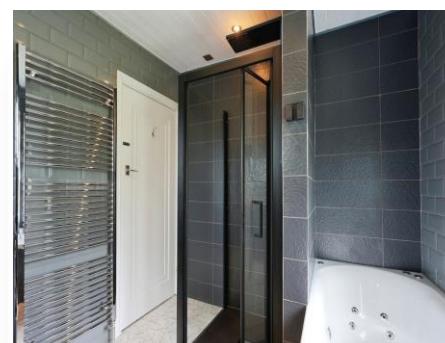
- ***OFFERS OVER £240,000***
- PRESENTED TO A GREAT STANDARD THROUGHOUT
- OFF STREET PARKING & REAR GARDEN
- SITUATED IN A POPULAR LOCATION
- UNDERFLOOR HEATING & ALARM SYSTEM

Tenure: Freehold EPC Rating: E

Council Tax Band: B

offers over

£240,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
HFX114649 - 0005



Please note the marker reflects the postcode not the actual property

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