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62 Broomfield Avenue, Savile Park, Halifax, HX3 OJF

Offers In The Region Of £600,000

- Highly Sought After Location
- 2 Reception Rooms & Modern Fully Fitted Breakfast Kitchen
- Integral Double Garage & Further Off Road Parking
- Gardens
- Easy Access to Trans Pennine Road & Rail Network
- Extended Detached Family Home
- 5 Bedrooms & 4 Bathrooms
- Utility Room & Downstairs Cloakroom
- Close To Outstanding Schools
- Viewing essential

350 Skircoat Green Road, Skircoat Green, Halifax, West Yorkshire, HX3 ORR
01422 349222

sales@propertyatkemp.co.uk
propertyatkemp.co.uk

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Situated in one of Calderdale's premier residential locations, within the heart of Savile Park, lies this extended five bedroomed detached residence providing attractive and spacious family accommodation.

Just step inside this delightful property and you cannot fail to be impressed by the accommodation provided which has a wealth of quality fixtures and fittings and briefly comprises an entrance hall, downstairs cloakroom, two reception rooms, spacious modern fully fitted breakfast kitchen, utility room, integral garage, five double bedrooms (three with en suite facilities), bathroom, gardens, uPVC double glazing and gas central heating.

The property provides excellent access to the local amenities of Skircoat Green and Savile Park, including outstanding schools, as well as easy access to the M62 motorway network linking the business centres of Manchester and Leeds.

Very rarely does the opportunity arise to purchase a detached extended five bedroomed property in this sought after location and as such an early appointment to view is strongly recommended.

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Council Tax Band: F

ENTRANCE HALL
The front entrance door opens into the entrance hall with built-in cupboards providing useful storage facilities, one single radiator and a tiled floor.

From the entrance hall door to

DOWNSTAIRS CLOAKROOM
With hand wash basin and low flush WC, fully tiled, chrome heated towel rail/radiator, uPVC double glazed window to the front elevation.

From the Entrance Hall a door opens into the

SITTING ROOM
21'5" x 9'10"
This spacious sitting room has uVPC double glazed windows to the front and rear elevations providing this room with its light and spacious aspect. Inset spotlight fittings to the ceiling, one TV point, two radiators and a fitted carpet.

From the Sitting Room glass panelled doors open into the

DINING ROOM
21'4" x 12'11"
This spacious room has uPVC double glazed windows to the front elevation and sliding uPVC double glazed patio doors to the rear elevation providing this room with it's light and spacious aspect, inset spotlight fittings to the ceiling, two radiators, one TV point and a fitted carpet.

From the Sitting Room glass panelled doors open to the

MODERN FULLY FITTED BREAKFAST KITCHEN
18'7" x 16'4" narrowing to 11'7"
Being fully fitted with a range of modern wall and base units incorporating matching work surfaces with a single drainer sink unit with telescopic mixer tap, four ring induction hob with extractor in stainless steel canopy above, integrated dishwasher, integrated microwave and integrated double oven and grill, centre island with fitted drawers and breakfast bar with granite work surface. This spacious kitchen has matching splash backs with complementing colour scheme to the remaining walls and a matching tiled floor, uPVC double glazed window to the rear elevation and sliding uPVC double glazed patio door opening to the rear patio area. Inset spotlight fittings and one double radiator.

From the Kitchen a panelled door opens to the

INNER HALL
With door to the

UTILITY ROOM
7'8" x 6'6"
With fitted wall and base units, single drainer sink unit with telescopic mixer tap, plumbing for washing machine and power point for tumble dryer. The utility room has matching splash backs with complementing colour scheme to the remaining walls, uPVC double glazed window to the rear elevation, one double radiator and a tiled floor.

From the Utility Room through to the

REAR ENTRANCE VESTIBULE
With uPVC double glazed door opening onto the rear garden.

From the Inner Hall a door opens to the

INTEGRAL GARAGE
13'9" x 18'2"
With electric up and over door, power and light. There are two gas hobs in the garage with a matching work surface.

From the Breakfast Kitchen a door opens back into the entrance hall. From the Entrance Hall a spindled staircase with fitted carpet leads to the

FIRST FLOOR LANDING
With uPVC double glazed window to the front elevation, one single radiator and access to an insulated loft.

From the Landing a door opens to the

MASTER BEDROOM SUITE
13'0" x 21'2"
This spacious double bedroom has uPVC double glazed windows to the front and rear elevations, fitted wardrobes to one wall, two radiators, one TV point and a fitted carpet.

from the bedroom door to

EN SUITE SHOWER ROOM
With large walk-in shower with rainfall and hand held shower units, hand wash basin with mixer tap in vanity unit and low flush WC. The en suite is fully tiled and has a panelled ceiling with inset spotlight fittings, uPVC double glazed window to the rear elevation and a heated towel rail.

From the Landing a door opens to

BEDROOM THREE
13'5" x 12'11"
This third double bedroom has uPVC double glazed window to the rear elevation enjoying an attractive garden outlook, built-in wardrobes to one wall, one single radiator and a fitted carpet.

From the landing a door to

EN SUITE SHOWER ROOM
With corner shower cubicle with overhead rainfall shower unit, hand wash basin with mixer tap and low flush WC. The en suite is fully tiled including the floor, and has a panelled ceiling with inset spotlight fittings and an extractor fan.

From the Landing a door opens to the

FAMILY BATHROOM
With white three piece suite comprising hand wash basin and low flush WC in bathroom cabinets, and panelled bath with shower unit. The bathroom is tiled with a matching tiled floor and panelled ceiling with inset spotlight fittings, uPVC double glazed window to the front elevation, door to airing cupboard, shaver point and chrome heated towel rail/radiator.

From the Landing a door opens to

BEDROOM FOUR
9'2" x 10'4"
With uPVC double glazed window to the front elevation enjoying an attractive garden outlook, built-in wardrobe with sliding mirrored door, one single radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM FIVE
9'1" x 10'2"
With uPVC double glazed window to the rear elevation, built-in wardrobe with sliding mirrored door, one single radiator and a fitted carpet.

From the Landing a door opens to

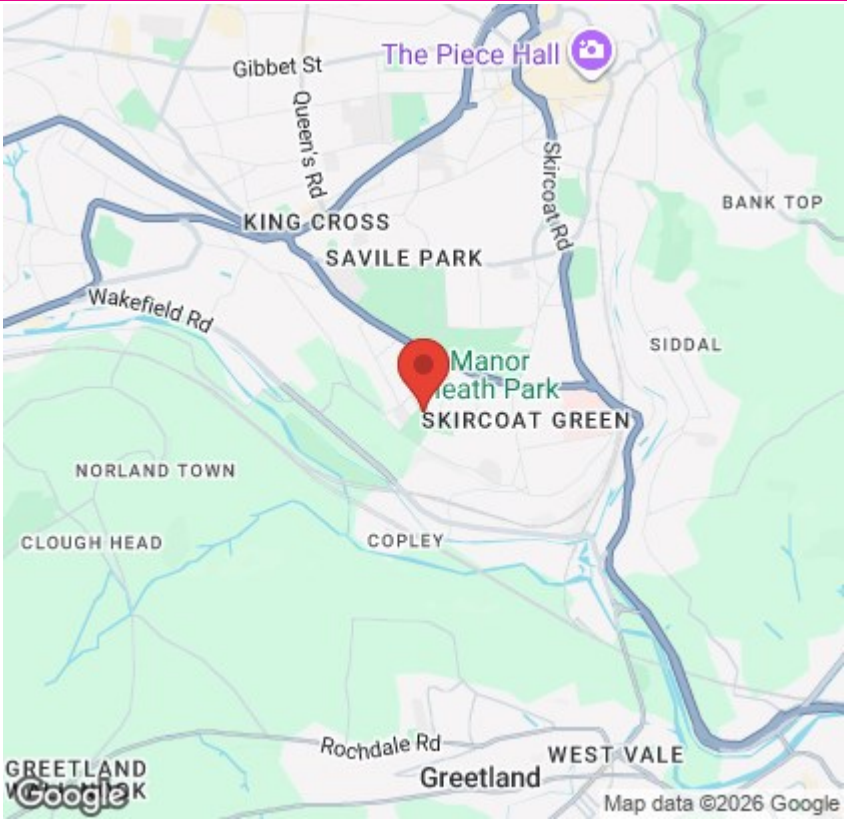
BEDROOM TWO
21'3" max x 13'8" max
This spacious double bedroom has uPVC double glazed windows to the front and rear elevations enjoying a light and spacious aspect. There are built-in wardrobes to one wall, two radiators and a fitted carpet.

From the Bedroom a door opens into the

EN SUITE SHOWER ROOM
With three piece suite comprising hand wash basin in vanity unit with mixer tap, low flush WC and large shower cubicle with Mira electric shower unit. The en suite is fully tiled including the floor and has a uPVC double glazed window to the front elevation, a panelled ceiling with inset spotlight fittings and an extractor fan.

GENERAL
The property has the benefit of all mains services gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property is freehold and is in council tax band F

EXTERNAL
To the front of the property there is a lawned garden and block paved drive providing ample parking for several vehicles and access to the Integral Garage. To one side of thr property there is a flagged path. To the rear there is flagged patio area with raised lawned garden, mature plants and trees.



Directions

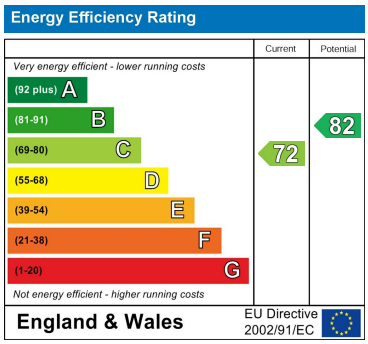
SAT NAV HX3 0JF

Viewings

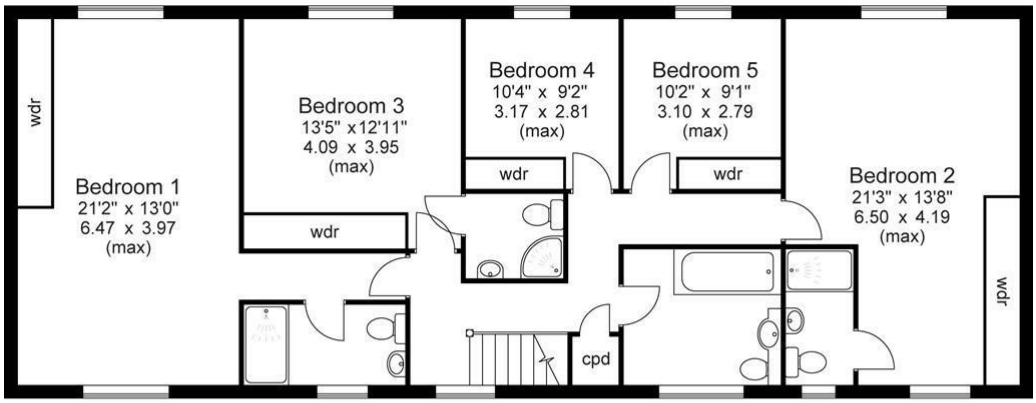
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

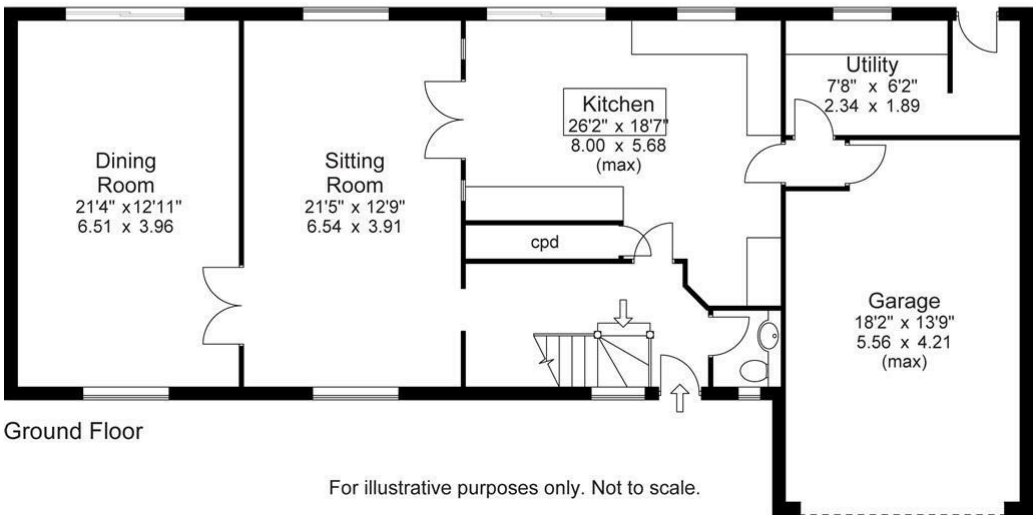
C



Approx Gross Floor Area = 2619 Sq. Feet
= 243.3 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.