



**Savile Park Road, Halifax HX1 2XR**

**welcome to**

**Savile Park Road, Halifax**

William H. Brown Estate Agents are delighted to bring to the market this impressive five-bedroom property, offered at offers over £350,000 and making an ideal family home. Call us now to view!



### Entrance Hall

The entrance hall comprises of carpet flooring, ceiling light points, gas central heating radiator, period features.

### Lounge

16' 2" x 14' 7" ( 4.93m x 4.45m )

The lounge comprises of carpet flooring, ceiling light point, wall lights, fitted electric fire, gas central heating radiator, UPVC double glazed window to the rear elevation.

### Dining Room

15' x 13' 7" ( 4.57m x 4.14m )

The dining room comprises of carpet flooring, ceiling light point, fitted gas fire, gas central heating radiator, UPVC double glazed window to the front elevation.

### Kitchen

15' 8" x 11' 3" ( 4.78m x 3.43m )

The kitchen comprises of laminate flooring, ceiling spotlights, gas central heating radiator, matching wall and base units with work top over, range cooker, composite door to the front elevation, UPVC double glazed window to the front and side elevation.

### Landing

The landing comprises of carpet flooring, ceiling light point, gas central heating radiator, stained glass to the side elevation.

### Bedroom One

20' 5" x 10' ( 6.22m x 3.05m )

Bedroom one comprises of carpet flooring, ceiling light point, Velux window, gas central heating radiator.

### Bedroom Two

16' x 12' ( 4.88m x 3.66m )

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator, fitted wardrobes, UPVC double glazed window to the rear elevation.

### Bedroom Three

13' 8" x 11' 11" ( 4.17m x 3.63m )

Bedroom three comprises of carpet flooring, ceiling light [point, gas central heating radiator, UPVC double glazed window to the front elevation.

### Bedroom Four

14' x 10' 11" ( 4.27m x 3.33m )

Bedroom four comprises of carpet flooring, ceiling light point, gas central heating radiator, Velux window.

### Bathroom

The bathroom comprises of vinyl flooring, ceiling light points, gas central heating radiator, low level W/c, fitted vanity unit with wash basin, panelled bath, UPVC double glazed windows to the front elevation.

### Second Floor Bedroom

The bedroom comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation.

### Shower Room

The shower room comprises of laminate flooring, ceiling light point, low level W/c, pedestal wash basin, fitted shower, UPVC double glazed window to the side elevation.

### Externally

Externally the property benefits from a front paved garden area and to the rear there is a lawned garage.

### Double Garage

The garage has electric power points and could also be used for extra storage.

### Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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## **Savile Park Road, Halifax**

- FIVE-BEDROOM END-TERRACED PROPERTY
- LOCATED IN THE POPULAR AREA OF SAVILE PARK
- THIS PROPERTY HAS PERIOD FEATURES
- GARDENS FRONT AND REAR WITH A DOUBLE GARAGE
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers over

**£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX115585 - 0007

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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