



19 Savile Park St, Halifax, HX1 3EG

Offers Over £260,000

- : Highly Desirable Location
- : 2 Reception Rooms
- : Basement Office/ Playroom
- : 3 Double Bedrooms
- : Close To Outstanding Schools
- : Spacious Period Terraced Residence
- : Modern Kitchen
- : Spacious bathroom & En Suite
- : Garden & Garage
- : Easy Access To Halifax Town Centre

## 19 Savile Park St, Halifax HX1 3EG

Situated in this highly desirable and extremely convenient residential location, on the outskirts of Savile Park, lies this substantial stone-built period terrace residence providing attractive three-bedroom family accommodation arranged over four floors.

The property briefly comprises entrance hall, lounge, dining room, modern kitchen, basement office, 3 double bedrooms (one with en suite shower room, spacious bathroom, garden to the front with single garage and yard to the rear.

The property provides excellent access to the local amenities of Savile Park, Skircoat Green and Bell Hall, including outstanding schools, parks and local shops, together with excellent access to the Trans Pennine road and rail network linking the business centres of Manchester and Leeds.

Very rarely does the opportunity arise to purchase one of these large period terrace residences in this sought-after location and, as such, an early inspection to view is strongly recommended.



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2



2



E

Council Tax Band: C



### ENTRANCE HALL

A UPVC double glazed front entrance door with window above opens into the entrance hall, which features cornice to ceiling with matching picture rail and a tiled floor.

From the entrance hall door to the

### LOUNGE

13'5" x 12'10"

With a UPVC double glazed window to the front elevation and a feature fireplace to the chimney breast incorporating a coal-effect living flame gas fire with matching hearth. The room has cornice to ceiling with matching centre rose and picture rail, one double radiator, a TV point and a fitted carpet.

From the entrance hall door to the

### DINING ROOM

16'4" max x 13'3" max

With a stone inglenook fireplace to the chimney breast, a UPVC double glazed window to the rear elevation, one double radiator and a wood floor.

From the dining room through to the

### MODERN KITCHEN

12'3" x 6'9"

Fitted with a range of modern white wall and base units incorporating matching work surfaces with a stainless steel single drainer one and a half bowl sink unit with mixer tap. Appliances include a five-ring gas hob with stainless steel and glazed extractor canopy above, fan-assisted electric oven and grill beneath, integrated dishwasher and an integrated washing machine. The kitchen has tiled splashbacks with complementary colour scheme to the remaining walls, UPVC double glazed windows to the rear and side elevations, a

UPVC double glazed rear entrance door, inset spotlight fittings to the ceiling and a tiled floor.

From the dining area staircase leads down to the

### LOWER GROUND FLOOR OFFICE

14'0" x 12'9"

The office has a UPVC double glazed window to the front elevation, doors opening to cupboards providing useful storage facilities, inset spotlight fittings, one double radiator and a laminate wood floor.

From the entrance hall a staircase with a fitted carpet leads to the

### FIRST FLOOR LANDING

With a fitted carpet and access to the bathroom and bedrooms.

From the landing door to the

### SPACIOUS BATHROOM

Fitted with a modern white four-piece suite incorporating a pedestal wash basin, low flush WC, large walk-in shower cubicle with rainfall and handheld shower units, and a freestanding Victorian-style roll-top bath. The bathroom is extensively tiled around the suite with complementary colours to the remaining walls and mirrored tiling to one wall. There is a UPVC double glazed window to the side elevation and one double radiator.

From the landing door to

### BEDROOM TWO

10'8" x 13'5"

This double bedroom has a UPVC double glazed window to the rear elevation, one double radiator and a fitted carpet.

From the landing door to

### BEDROOM ONE

15'4" max x 13'5"

A spacious double bedroom with two UPVC double glazed windows to the front elevation enjoying panoramic views. This room could be split into two smaller bedrooms if required, creating a four-bedroom residence. Doors to either side of the chimney breast open into walk-in wardrobes providing excellent storage facilities. One double radiator and a fitted carpet.

From the landing door opens to stairs with fitted carpet leading to

### ATTIC BEDROOM THREE

16'9" max x 27'0" max (restricted head room near t  
A light and spacious attic bedroom with five double glazed Velux windows inset spotlight fittings to the ceiling, one double radiator and a fitted carpet.

From the bedroom door opens to the

### EN SUITE SHOWER ROOM

Fitted with a modern white three-piece suite incorporating a pedestal wash basin, low flush WC and a shower cubicle with Mira shower unit.

### GENERAL

The property is constructed of stone and surmounted by a blue slate roof. It benefits from all main services including gas, water and electricity, together with UPVC double glazing and gas central heating. The property is freehold and is in Council Tax Band TC.

### EXTERNAL DETAILS

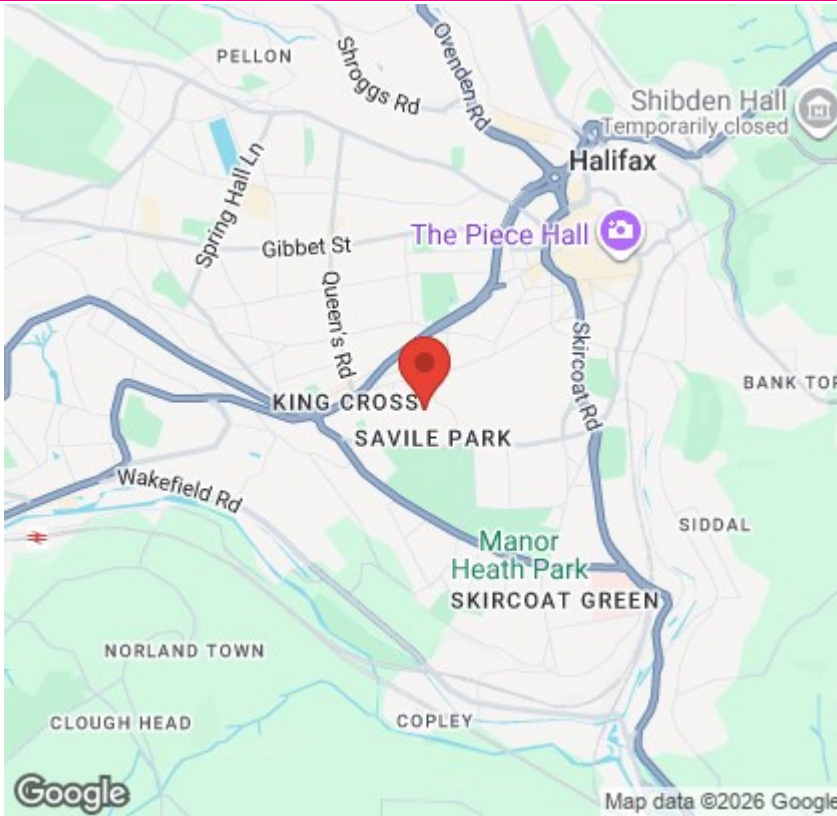
To the front of the property there is a single garage with an electric up-and-over door, power and light. Steps leading to a flagged patio area and lawn, and further steps leading to the front entrance door. To the rear of the property there is a flagged yard.

### VIEWING

Strictly by appointment. Please telephone [property@kemp & Co](mailto:property@kemp&Co) on 01422 349222.







## Directions

SAT NAV HX1 3EG

## Viewings

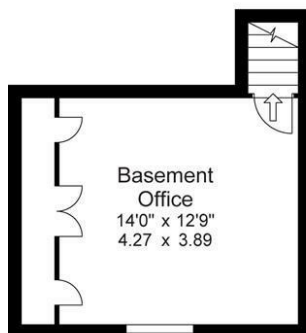
Viewings by arrangement only. Call 01422 349222 to make an appointment.

## EPC Rating:

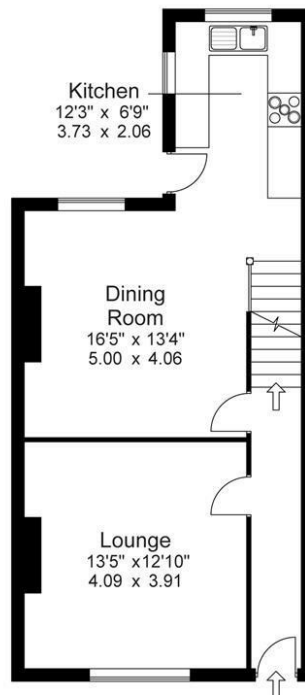
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

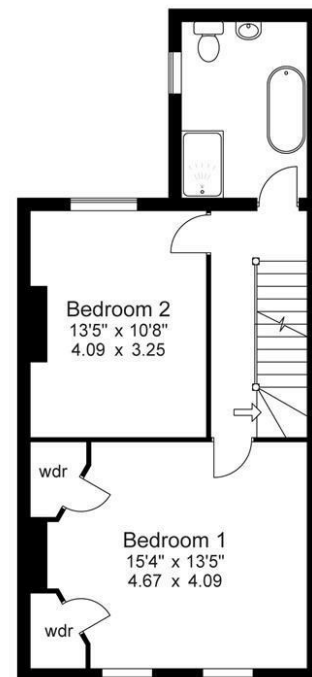
Approx Gross Floor Area = 1748 Sq. Feet  
= 162.4 Sq. Metres



Lower Ground Floor



Ground Floor



First Floor

Second Floor

For illustrative purposes only. Not to scale.