



Savile Park Street, HALIFAX, HX1 3EG

welcome to

Savile Park Street, HALIFAX

Offering excellent family accommodation is this four bedroom mid-terrace property in Savile Park which is presented to an excellent standard throughout benefitting from spacious living, private enclosed yard and off street parking. Contact us now to book your viewing!



Lounge

14' 9" x 14' 3" (4.50m x 4.34m)

Spacious lounge with a double glazed window & composite door to the front elevation, ceiling spotlights and gas fire with surrounding fireplace. The lounge provides ample space for free standing furniture and has natural Iroko engineered hardwood flooring..

Kitchen

15' 3" x 14' 5" (4.65m x 4.39m)

Spacious modern fitted kitchen with wall & base units, solid walnut oakwood worksurfaces over incorporating a farmhouse sink with mixer tap. There is a double glazed window & UPVC door to the rear elevation, ceiling spotlights & ceiling light point. With Neff double oven, Miele gas hob with extractor over, Miele Fridge & Siemens Freezer. Integrated appliances which include a coffee machine &* dishwasher. The kitchen itself has tiled flooring, underfloor heating and provides space for dining furniture. There is also utility space with room for a washer/dryer under the stairs.

First Floor Landing

With ceiling spotlights, carpeted flooring and providing access to the first floor accommodation,

Bedroom One

14' 10" x 14' 3" (4.52m x 4.34m)

Double bedroom with a double glazed window to the front elevation, gas central heating radiator, ceiling spotlights & ceiling light point. The bedroom itself has carpeted flooring and benefits from wardrobes.

Bedroom Two

18' 4" x 13' 10" (5.59m x 4.22m)

Located on the second floor boasting exposed beams with a gas central heating radiator, ceiling spotlights and a double glazed window to the front elevation. The bedroom itself has carpeted flooring.

Bedroom Three

14' 8" x 13' 4" (4.47m x 4.06m)

Located on the second floor with laminate flooring, ceiling spotlights, gas central heating radiator and a double glazed window to the front elevation.

Bedroom Four

12' x 9' 1" (3.66m x 2.77m)

With carpeted flooring, gas central heating radiator, spotlights and a double glazed window to the rear elevation.

Shower Room

The modern house bathroom comprises of a low level wc, wash hand basin with vanity unit, and walk in shower. There is a frosted double glazed window to the rear elevation, spotlights and gas central heating towel rail. The shower room itself is fully tiled, has a towel rail and benefits from underfloor heating.

Cellar

17' 11" x 14' 4" (5.46m x 4.37m)

With base units, striplight, gas central heating radiator and tiled flooring.

Recording Booth

6' 6" x 4' 11" (1.98m x 1.50m)

Located on the lower ground floor is a recording booth with working electric, lights and sound proofing.

Externally

Externally the front of the property offers private paved courtyard with walled and fenced boundaries giving access to the entrance door. The rear of the property offers paved courtyard and garage leading onto a cobbled street. There is parking for 3 cars (1 off road, 2 on road).

Garage

18' 6" x 10' 10" (5.64m x 3.30m)

With an electric door, wear facing window and working power & electric.

Agents Note

Please note that the AML fee covers 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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welcome to

Savile Park Street, HALIFAX

- POPULAR LOCATION SAVILE PARK
- PRESENTED TO A GREAT STANDARD THROUGHOUT
- OFFERING EXCELLENT FAMILY ACCOMMODATION
- SET OUT OVER FOUR FLOORS
- ENCLOSED YARD TO THE FRONT

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers over

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX115429 - 0006

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