



6 Rufford Villas, Savile Park, Halifax, HX3 0EN

Offers Over £275,000

- : Highly Desirable Residential Location
- : 2 Reception Rooms
- : Gardens & Garage
- : Requires Modernising
- : Realistically Priced
- : Superior Semi Detached Period Residence
- : 3 Bedrooms
- : Close To Outstanding Schools
- : Easy Access To Halifax & M62
- : Viewing Strongly Recommended

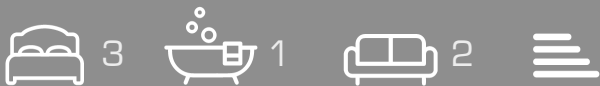
6 Rufford Villas, Halifax HX3 0EN

Situated in this highly desirable and much sought after residential location, within the heart of Savile Park, lies this superior three bedroom semi-detached residence providing spacious family accommodation.

Although the property requires modernising, which is reflected in the asking price, an internal inspection is absolutely essential to fully appreciate the accommodation provided which briefly comprises an entrance hall, two reception rooms, kitchen, cellar, three bedrooms, separate W/C, bathroom, loft room, gardens and garage.

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

An internal inspection is strongly recommended to fully appreciate the potential this superior semi-detached property provides which is being offered for sale at this realistic asking price.



Council Tax Band: D



ENTRANCE HALL

Front entrance door opens into the spacious entrance hall with cornice to ceiling, UPVC double glazed leaded window to the side elevation, one double radiator, one single radiator and fitted carpet. Door to cupboard providing useful coat hanging facilities.

from the entrance hall door to the

LOUNGE

15'10" into bay window x 13'0"

Feature fireplace to the chimney breast incorporating marble inset and hearth. Circular bay window to the front elevation with leaded windows enjoying an attractive outlook. Cornice to ceiling, one radiator and fitted carpet.

From the entrance hall door to the

DINING ROOM

13'0" x 13'6"

Feature stone and brick inglenook fireplace to the chimney breast with quarry slate hearth and electric fire point. Cornice to ceiling with matching dado rail. UPVC double glazed leaded windows to the rear elevation together with a further rear window providing this room with its light and spacious aspect. One double radiator, fitted carpet and telephone point.

from the entrance hall door to the

KITCHEN

11'8" x 6'11"

Fitted wall and base units incorporating matching work surfaces with stainless steel single drainer sink unit and mixer tap. Electric cooker point, plumbing for automatic washing machine and cupboard housing the central heating boiler. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and has a service hatch through to the dining room. UPVC double glazed leaded windows to the side and rear elevations.

from the entrance hall door to stairs leading down

CELLAR

Door from the entrance hall opens to cellar head with steps leading down to the keeping cellar providing useful storage facilities. One double radiator.

From the entrance hall stairs with fitted carpet leads to the

FIRST FLOOR LANDING

Turning staircase with fitted carpet leads to the half landing with double glazed leaded window to the side elevation. Further steps lead to the main landing with fitted carpet.

from the landing door to

BEDROOM THREE

8'1" x 7'5"

This single bedroom has a leaded window to the front elevation enjoying an attractive outlook. Fitted wardrobe, fitted glass-fronted display cabinet and fitted carpet. Access to loft room.

LOFT ROOM

Accessed via loft ladder from Bedroom Three. The loft room has skylight windows and could be converted into a fourth bedroom subject to obtaining the relevant building regulations.

From the landing door to

BEDROOM ONE

13'0" x 15'10" into bay window

Circular bay window to the front elevation with leaded windows

enjoying attractive views. Tiled fireplace to the chimney breast and built-in wardrobe with cupboard space above to one side. One double radiator and fitted carpet.

from the landing door to

BEDROOM TWO

13'5" x 11'2"

Bay window to the rear elevation incorporating UPVC double glazed leaded windows. Built-in wardrobes to either side of the chimney breast, one double radiator and fitted carpet.

from the landing door to

SEPARATE WC

Fitted with modern white low flush WC and UPVC double glazed leaded window to the rear elevation.

from the landing door to the

BATHROOM

White two piece suite incorporating hand wash basin in vanity unit and panel bath with shower mixer tap. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls. UPVC double glazed leaded window to the rear elevation. Airing cupboard with fitted shelves, heated towel radiator and fitted carpet.

GENERAL

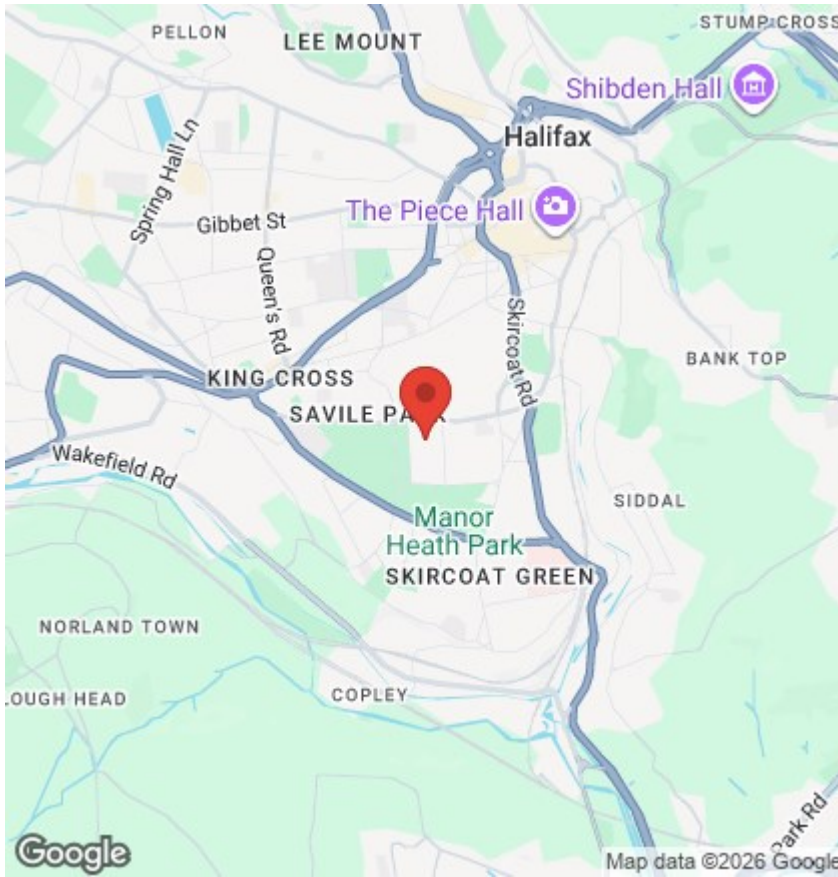
The property is constructed of stone and brick, partially rendered, and surmounted by a blue slate roof. It benefits from all mains services including gas, water and electric, with the added benefit of the majority UPVC double glazing and gas central heating. The property is Freehold and is in council tax band D

EXTERNAL

To the front of the property there is a lawned garden with mature plants and shrubs together with a path leading to the front entrance door. The garden continues to the side of the property where there is a further path leading to the side entrance door. To the rear of the property there is a further garden with crazy paved patio together with mature plants and shrubs.

GARAGE

Detached garage providing useful off-road parking and storage facilities.



Directions

SAT NAV HX3 0EN

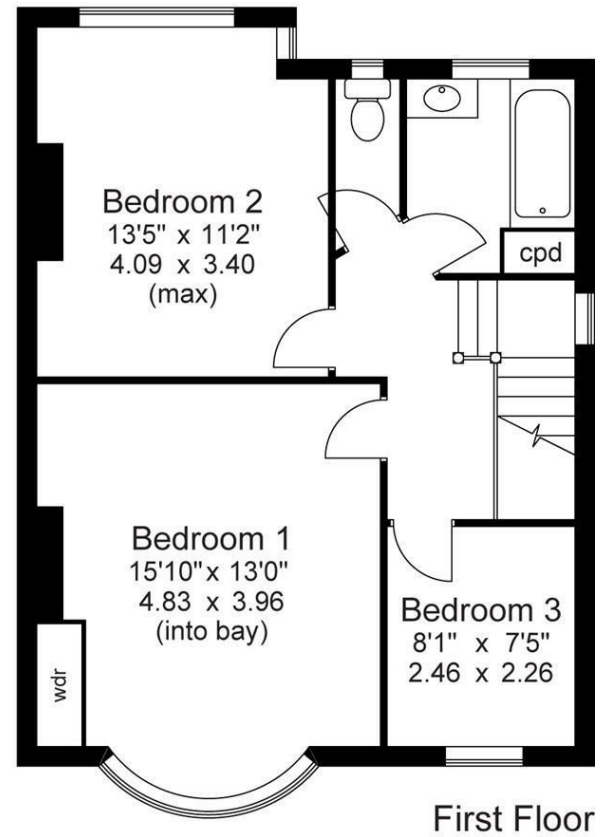
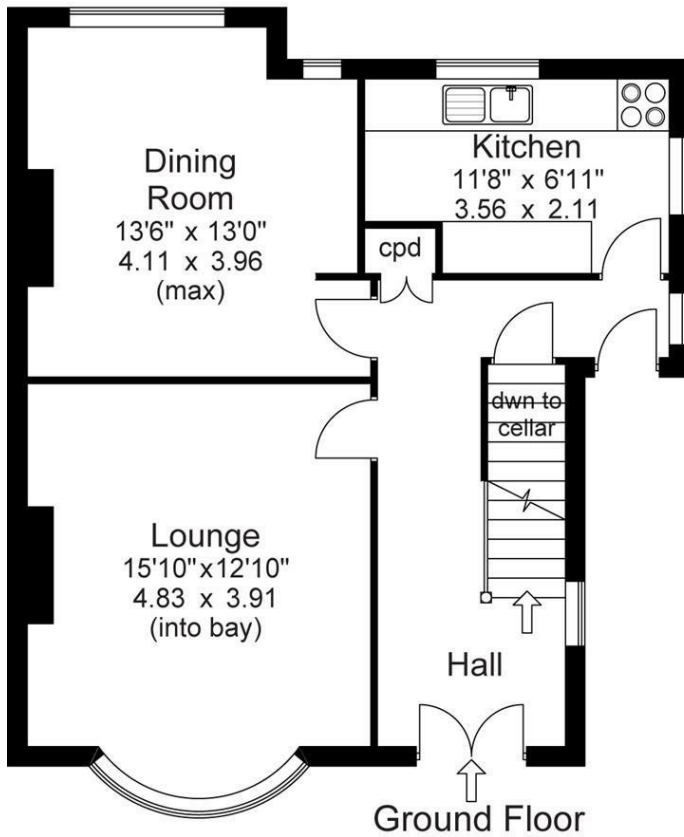
Viewings

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

EPC Rating:

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

Approx Gross Floor Area = 1171 Sq. Feet
= 108.6 Sq. Metres



For illustrative purposes only. Not to scale.