

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

Offers Over £325,000

- : Highly Desirable Residential Location
- : 2 Reception Rooms
- : Gardens to Three Sides & Garage
- : Easy Access To Halifax Town Centre
- : Period Features
- : Period Semi Detached Family Home
- : 3 Bedrooms & Loft Conversion
- : Close to Outstanding Schools
- : Easy Access to M62
- : Viewing Essential

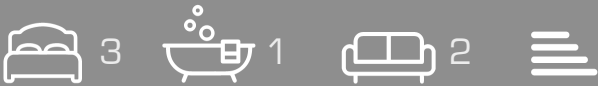
8 Rufford Villas, Halifax HX3 0EN

Situated in one of Calderdale's most desirable residential locations, within the highly sought-after Savile Park area, lies this delightful period three bedroomed semi-detached residence providing an attractive family home.

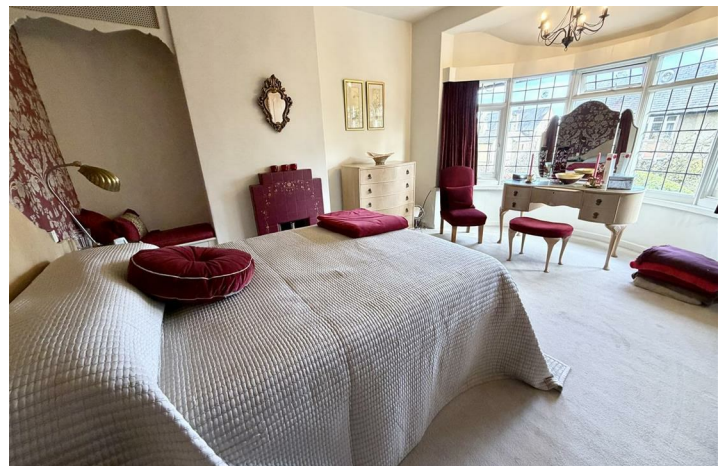
The property is situated on a corner plot and briefly comprises an entrance hall, two reception rooms, conservatory, fitted kitchen, cellar, three bedrooms, loft conversion, bathroom and separate WC, gas central heating, partial double glazing, garden, a detached garage and further off-road parking.

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

Very rarely does the opportunity arise to purchase a semi-detached property in this location and, as such, an early inspection is strongly recommended to avoid disappointment.



Council Tax Band: D



ENTRANCE HALL

Side entrance door opens into the entrance hall with leaded double glazed window to the side elevation. Cornice to ceiling with matching dado rail. Two radiators and fitted carpet.

From the entrance hall door to the

DOWNSTAIRS CLOAKROOM

White two piece suite incorporating pedestal wash basin and low flush WC. Leaded double glazed window to the front elevation.

From the entrance hall door to the

CONSERVATORY

8'9" x 8'6"

Situated to the front of the property with windows to three elevations and door opening onto the front garden. Tiled floor.

From the Entrance Hall door opens to the

LOUNGE

16'0" into bay window x 13'1"

Bay window to the front elevation incorporating leaded units and enjoying an attractive garden outlook. Period feature tiled fireplace to the chimney breast incorporating mantelpiece and hearth with coal effect living flame gas fire. Cornice to ceiling, radiator with cover, TV point and fitted carpet.

From the entrance hall door to the

DINING ROOM

13'4" x 11'1"

Square bay window to the rear elevation incorporating leaded windows overlooking the rear garden. Period fireplace with matching mantelpiece and hearth incorporating coal effect living flame gas fire. Cornice to ceiling with matching dado rail, polished wood floor and a single radiator.

From the entrance hall door to the

KITCHEN

12'5" x 7'4"

Fitted wall and base units incorporating granite work surfaces with single drainer 1 bowl sink unit and mixer tap, five ring Rangemaster multi-fuel cooking range with extractor above, plumbing for automatic washing machine and dishwasher. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls. Leaded windows to the rear and side elevations. Built-in cupboards with fitted drawers providing excellent storage. Cupboard housing the Ideal Logic central heating boiler.

From the entrance hall door to stairs leading down to the

CELLAR

Providing useful storage facilities.

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

FIRST FLOOR LANDING

With leaded double glazed window to the side elevation, one radiator and fitted carpet.

From the landing door to the

BATHROOM

White two piece suite incorporating panelled bath with mixer tap, rainfall and handheld shower unit, and hand wash basin set in vanity unit with mixer tap. Partially tiled with complementing colour scheme to the remaining walls. Leaded window to the rear elevation. Cylinder cupboard providing useful storage. Chrome heated towel rail.

From the landing door to the

SEPARATE WC

White low flush WC. Leaded window to the rear elevation.

From the landing door to

BEDROOM ONE

15'10" x 13'2"

This spacious double bedroom has a circular bay window to the front elevation with leaded units enjoying an attractive outlook. Period tiled fireplace to the chimney breast. Built-in cupboard incorporating seating to one side of the chimney breast.

From the landing door to

BEDROOM TWO

13'8" x 11'2"

This second double bedroom has a bay window to the rear elevation with leaded windows. Built-in wardrobes to either side of the chimney breast which houses a period tiled fireplace. Polished wood floor and single radiator.

From the landing door to

BEDROOM THREE

7'3" x 8'3"

Single bedroom with leaded window to the front elevation. Built-in bed and laminate wood floor. There is a loft ladder providing access to the

LOFT ROOM

17'0" x 10'9"

This Converted loft space has two Velux double glazed skylight windows. Doors opening to under eaves storage. Wall mounted gas heater and a painted floor.

GENERAL

The property is constructed of stone and surmounted with a blue slate roof. It benefits from all main services including gas, water and electric, together with partial double glazing and gas central heating.

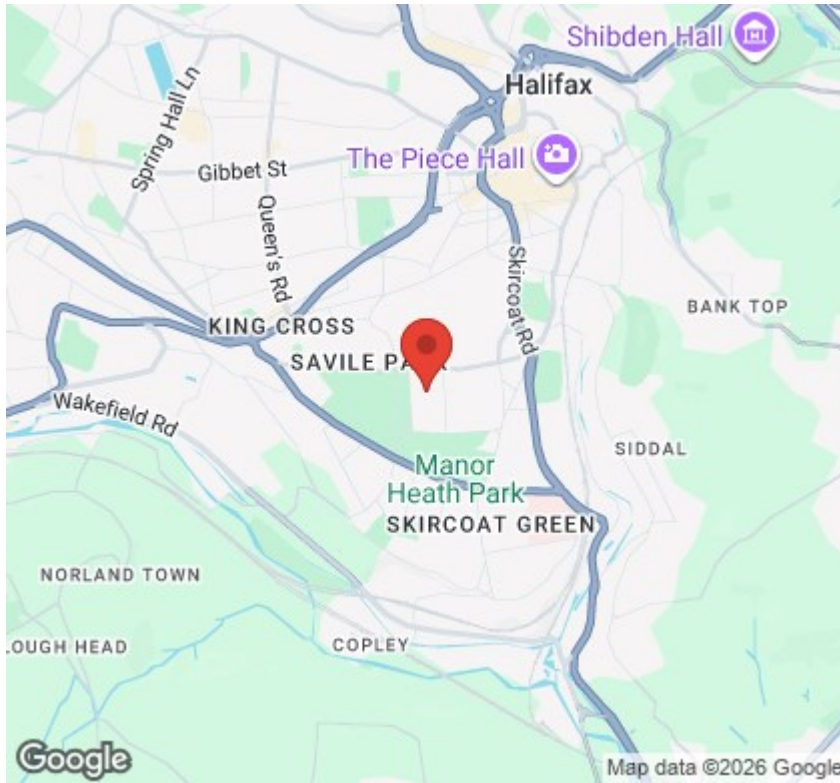
The property is Freehold and is in Council Tax Band D

EXTERNAL

To the front of the property there is a lawned garden with mature plants and shrubs and a path leading to the side entrance door. To the side of the property there is a path, mature shrubs and plants. To the rear there is a paved area with mature plants and shrubs. A detached garage and driveway provide off-road parking.

TO VIEW

Strictly by appointment, please telephone Property Kemp & Co on 01422 349222.



Directions

HX3 0EN

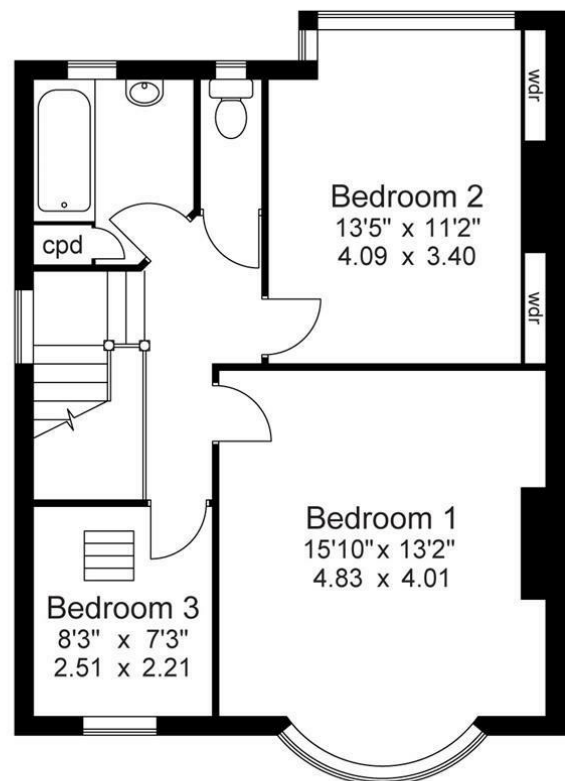
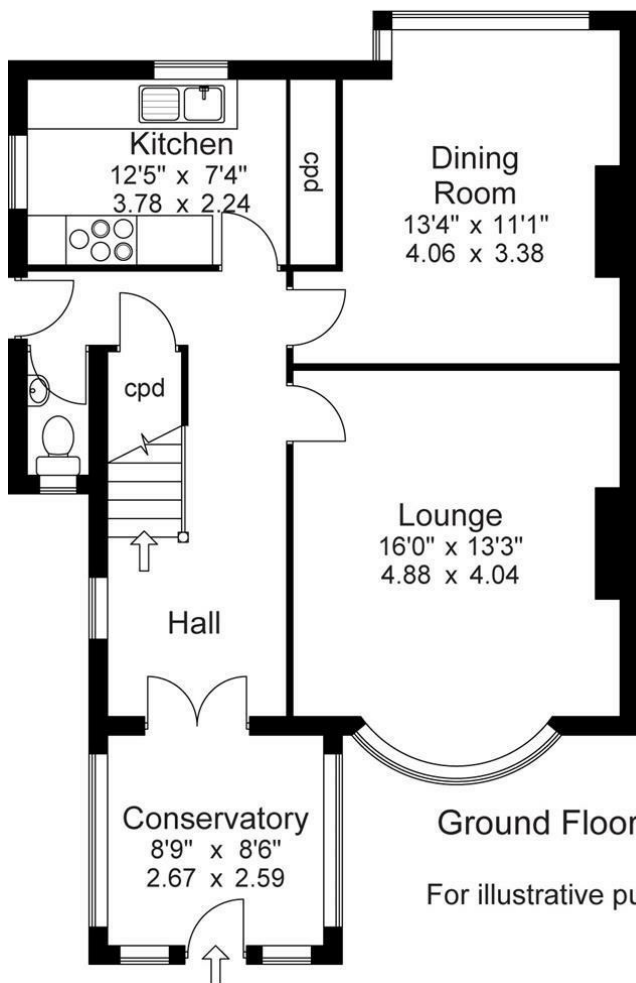
Viewings

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 = 1252 Sq. Feet
= 116.3 Sq. Metres



For illustrative purposes only. Not to scale.