



25 Rocks Road, Savile Park, Halifax, HX3 OHR

Offers Around £450,000

- : Highly Desirable Location
- : 2 Reception Rooms & 3 Double Bedrooms
- : Conservatory
- : Close to Outstanding Schools
- : Planning Permission For Extension to Side & Rear
- : Superior Semi Detached Home
- : Bathroom & Downstairs Shower Room
- : Large Tandem Garage
- : Easy Access to Halifax Town Centre
- : Viewing Essential

25 Rocks Road, Halifax HX3 0HR

Situated in one of Calderdale's premier residential locations, within the heart of Savile Park lies this superior three bedroomed semi-detached residence providing ideal family accommodation. with the benefit of planning permission for an extension to the rear.

An internal inspection is absolutely essential to fully appreciate the accommodation provided which briefly comprises of an entrance hall, two reception rooms, a dining kitchen, conservatory, downstairs shower room, three double bedrooms, bathroom and separate toilet, conservatory, gardens, large garage and workshop, uPVC double glazing and gas central heating.

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 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 property in this highly desirable and much sought after residential location and as such an early appointment to view is strongly recommended.



Council Tax Band: E



ENTRANCE HALL

With cloaks cupboard incorporating fitted shelves to either side, Delph rack, one double radiator, uPVC double glazed window to the front elevation and a fitted carpet. From the Entrance Hall a door opens to the

SHOWER ROOM

With modern white three-piece suite incorporating wash basin in vanity unit, low flush W/C and fully tiled shower cubicle with shower unit. The shower room is extensively tiled around the suite with complementing colour scheme to the remaining walls, spotlight fittings to the ceiling, and one single radiator.

From the Entrance Hall a door opens to the

DINING KITCHEN

16'11" x 12'0" max

Being fitted with wall and base units incorporating matching work surfaces with a Lamonia single drainer sink unit with mixer tap, four ring gas hob with extractor above fan assisted electric oven and grill beneath, bay window to the front elevation with uPVC double glazed units, door to cupboard housing the washing machine. Cupboard with shelves providing excellent storage facilities, uPVC double glazed side entrance door with uPVC double glazed window to the side.

From the Entrance Hall a door opens to the

LOUNGE

15'6 x 13'4

With feature modern living inset gas fire to the chimney breast, one single radiator, one TV point and a fitted carpet. Double French doors open into the

CONSERVATORY

9'11 x 9

With uPVC double glazed windows to three elevations and door opening onto the private rear garden. From the Entrance Hall a door opens to the

DINING ROOM

13'10 x 13'

With feature period fireplace incorporating wood fire surround with tiled inset and hearth. Mullioned windows to the front elevation incorporating uPVC double glazed units, Delph rack, one double radiator and a fitted carpet.

From the Entrance Hall stairs with fitted carpet lead to a half Landing with uPVC double glazed window to the front elevation, further stairs lead to the

FIRST FLOOR LANDING

With double glazed window to the front elevation, one single radiator. From the Landing a door opens to

BEDROOM ONE

15'6 x 13'5

With built-in bedroom furniture incorporating wardrobes, dressing table and cupboards, stone mullioned windows to the rear elevation with uPVC double glazed units, one single radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM TWO

13'10 x 12'10

With stone mullioned windows to the front elevation incorporating uPVC double glazed units, one single radiator, one telephone point, one TV point and a fitted carpet.

From the Landing a door opens to the

BATHROOM

With pedestal wash basin, panelled bath and walk in shower cubicle with shower unit. The bathroom is fully tiled and has a panelled ceiling with inset spotlight fittings and double-glazed window to the side elevation, and a chrome heated towel/radiator.

From the Landing a door opens to

BEDROOM THREE

12' x 10'9

With bay window to the front elevation incorporating uPVC double glazed units, one single radiator,, access to loft and a fitted carpet.

From the Landing a door opens to

SEPARATE TOILET

With matching low flush W/C, double glazed window to the side elevation, one double radiator. Fully tiled with panelled ceiling with inset spotlight fittings.

GENERAL

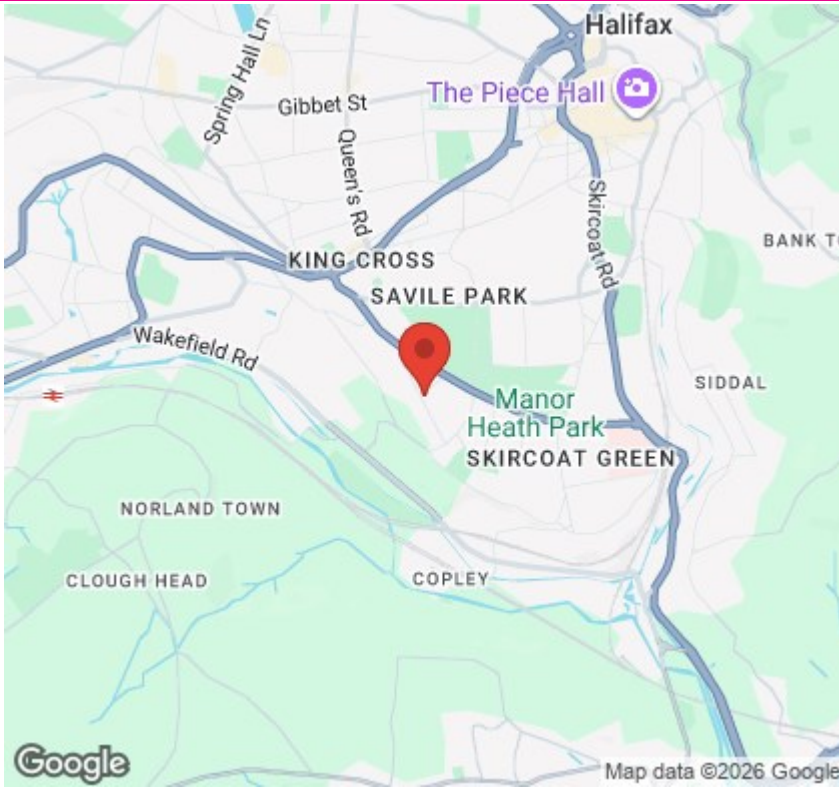
The property is constructed of stone and has the benefit of all mains services gas, water and electric with the added benefit of double glazing (majority uPVC) and gas central heating. The property is in council tax band E. There is presently planning permission granted for a single storey extension to the rear with a further extension to the side approved. Please check Calderdale Council's website for planning application 23/00872/HSE Approved 31 Aug 2023 and 23/00153/HSE approved 9th June 2023. An earlier planning application for a two storey extension to the rear and side was passed in August 2022 19/01173/HSE but this has now lapsed.

EXTERNAL

To the front of the property there is a path leading to the front entrance door. There is a drive leading to the stone built large detached garage with workshop to the rear and an electric car charger. There is a path to the side of the property leading to the side entrance of the garage and to the Kitchen. To the rear of the property there is private garden with flagged patio, lawn, with mature trees and shrubs.







Directions

SAT NAV HX3 0HR

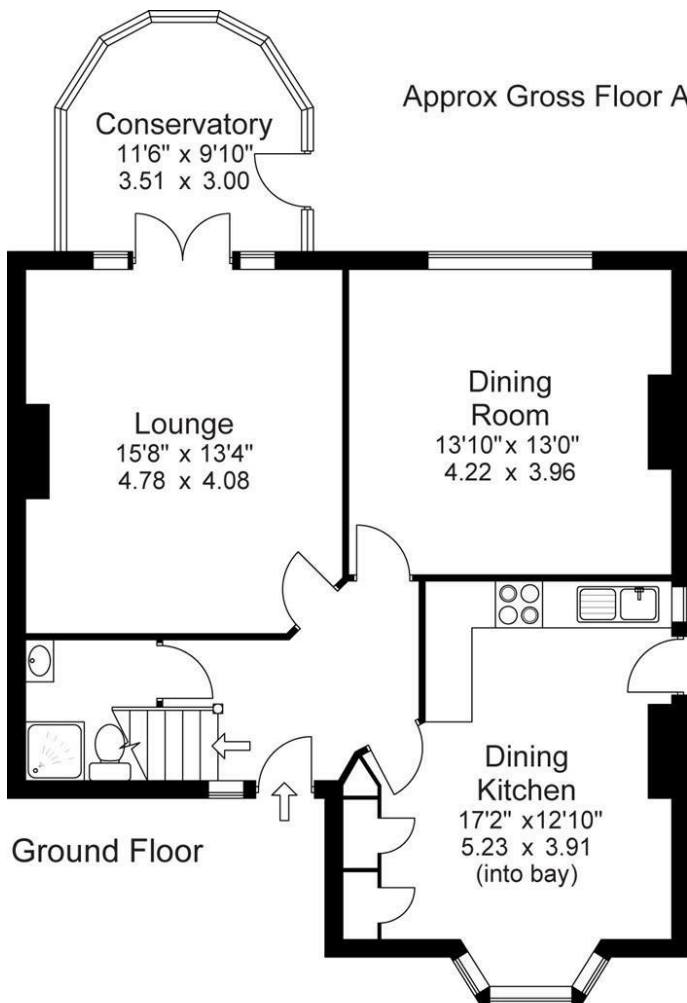
Viewings

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

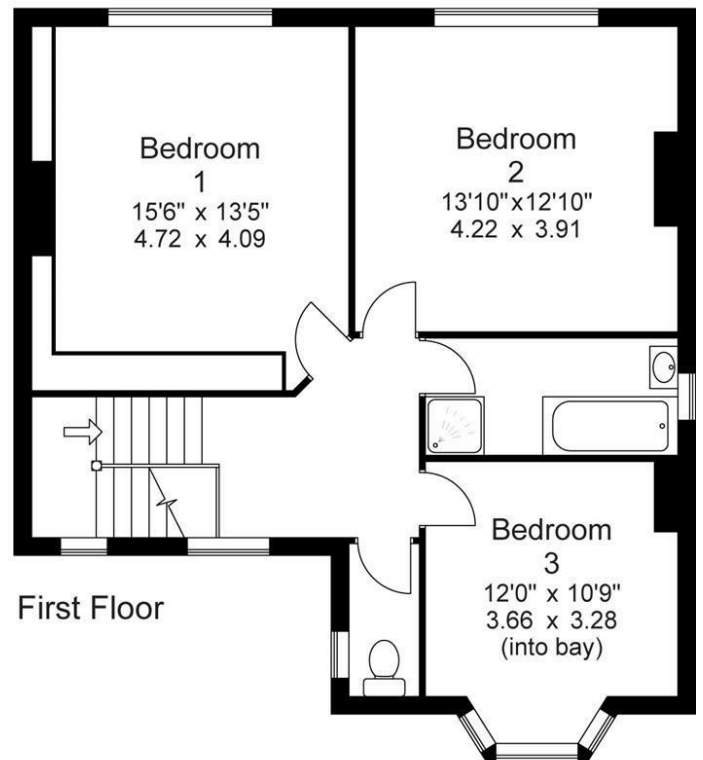
EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	52
(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 = 1499 Sq. Feet
= 139.3 Sq. Metres



For illustrative purposes only. Not to scale.