



10 Third Avenue, Savile Park, Halifax, HX3 0DT

Offers Around £175,000

- : Popular & Convenient Residential Location
- : Stone Built Period Residence
- : Requires Some Modernising
- : Garden To Front & Yard To Rear
- : Close To Savile Park & Manor Heath Park
- : South Facing Front Garden
- : 3 Bedrooms
- : uPVC Double Glazing & Gas Central Heating
- : Easy Access to Outstanding Schools
- : Realistically Priced & Viewing Strongly Recommended

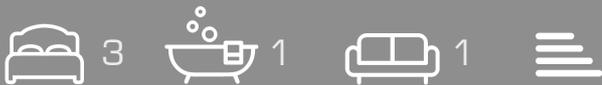
# 10 Third Avenue, Halifax HX3 0DT

Situated in this highly desirable and extremely convenient residential location lies this stone-built traditional period through-terraced residence providing three-bedroomed accommodation.

The property briefly comprises an entrance porch, lounge, dining kitchen, basement cellars, three bedrooms, bathroom, UPVC double glazing, gas central heating, a garden to the front, and an enclosed yard to the rear.

The property provides excellent access to the local amenities of Savile Park and Skircoat Green, including outstanding schools, shops and parks, as well as easy access to Halifax Town Centre and the M62 motorway network.

Although the property requires a certain amount of cosmetic attention, which is reflected in the asking price, an internal inspection is absolutely essential to fully appreciate this delightful family home.



Council Tax Band B



### ENTRANCE PORCH

UPVC double glazed front entrance door opens into the entrance porch, with UPVC double glazed windows to three elevations.

From the entrance porch, a door opens into the:

### LOUNGE

13'5" x 10'3"

With UPVC double glazed window to the front elevation enjoying a garden outlook. Feature fireplace incorporating marble inset and hearth with coal-effect living flame gas fire. Cornice to ceiling, one single radiator, one TV point, and fitted carpet.

From the lounge, a panel door opens into the:

### INNER HALL

With one single radiator and fitted carpet.

From the inner hall door leading through to the:

### DINING KITCHEN

11'7" x 11'9"

Fully fitted with a range of wall and base units incorporating matching work surfaces with stainless steel single drainer sink unit and mixer tap. Zanussi gas cooker with extractor in pull-out canopy above, and plumbing for an automatic washing machine. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls. UPVC double glazed window to the rear elevation, Vaillant combination boiler, one single radiator, and rear entrance door with leaded and stained glass window above.

From the dining kitchen door opens to stairs leading down to the

### BASEMENT UTILITY CELLAR

11'8" x 13'2"

With power, water, and light. UPVC double glazed window to the rear elevation, and period stone sink.

From the basement utility cellar door leading to:

### KEEP CELLAR

13'1" x 9'6"

With window to the front elevation.

From the inner hall, stairs with fitted carpet lead to the:

### FIRST FLOOR LANDING

With fitted carpet.

### BEDROOM ONE

13'5" (into wardrobes) x 10'4"

A spacious double room with fitted wardrobes extending the full length of one wall. UPVC double glazed window to the front elevation. Cornice to ceiling with matching centrepiece and dado rail, one single radiator, and fitted carpet.

From the landing door to

### BEDROOM TWO

9'7" x 6'2"

With UPVC double glazed window to the rear elevation, one single radiator, and fitted carpet. Door to walk-in wardrobe providing excellent storage facilities.

From the landing door to the

### BATHROOM

Fitted with a modern white three-piece suite comprising pedestal wash basin, low flush W/C, and panelled bath with Mira shower unit. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls. UPVC double glazed tilt-and-turn window to the rear elevation, and one single radiator.

From the landing, stairs with fitted carpet lead to

### ATTIC BEDROOM THREE

12'2" x 9'10"

With Velux double glazed skylight window, exposed beam to ceiling, one single radiator, and fitted carpet. Door to under-eaves storage.

From bedroom 3 door to

### STORE ROOM

10'11" x 5'2"

With fitted carpet and under-eaves storage.

### GENERAL

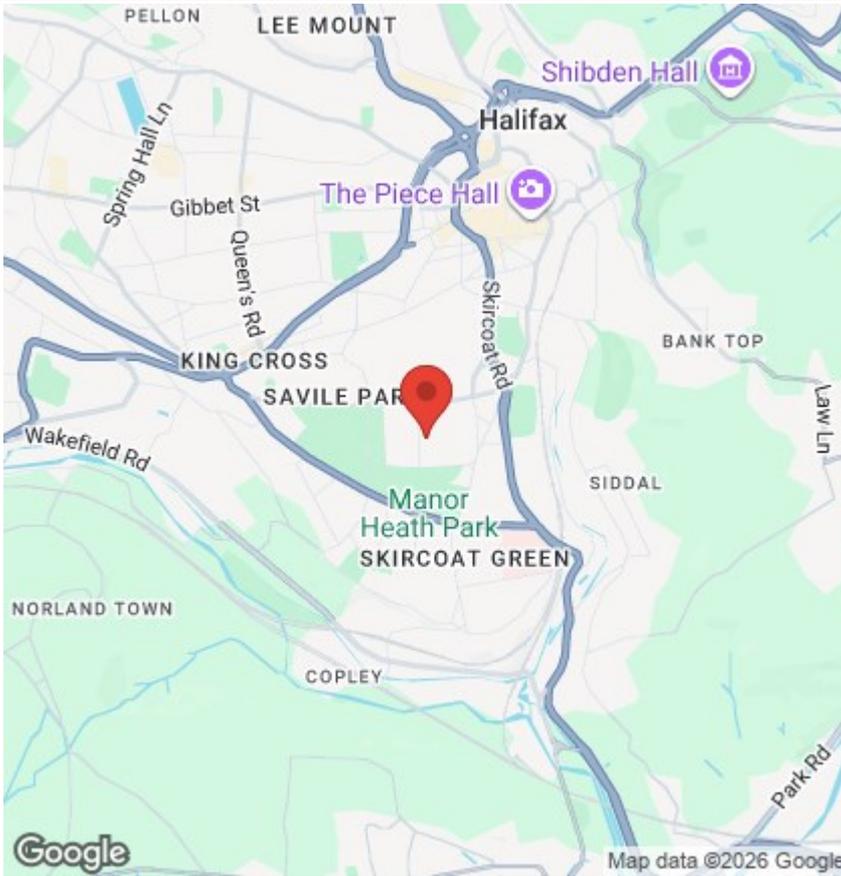
The property is constructed of stone and is surmounted with a blue slate roof. It benefits from all main services of gas, water, and electric, with the added advantage of UPVC double glazing and gas central heating. The property is freehold and falls within Council Tax Band B

### EXTERNAL DETAILS

To the front of the property there is a landscaped garden with mature plants and shrubs, and a flagged path leading to the front entrance door. To the rear, there is an enclosed yard.

### VIEWING

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



### Directions

SAT NAV HX3 ODT

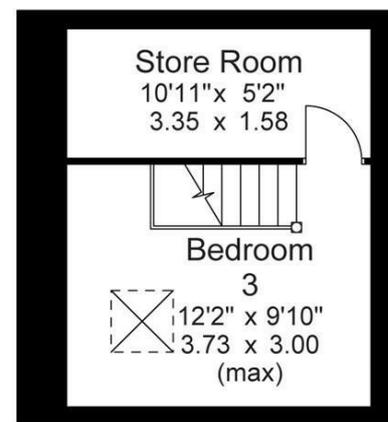
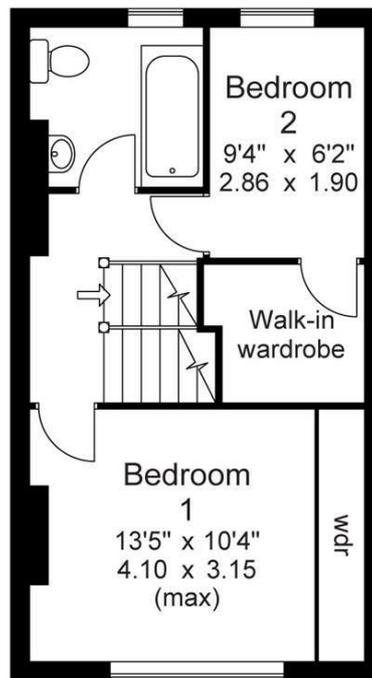
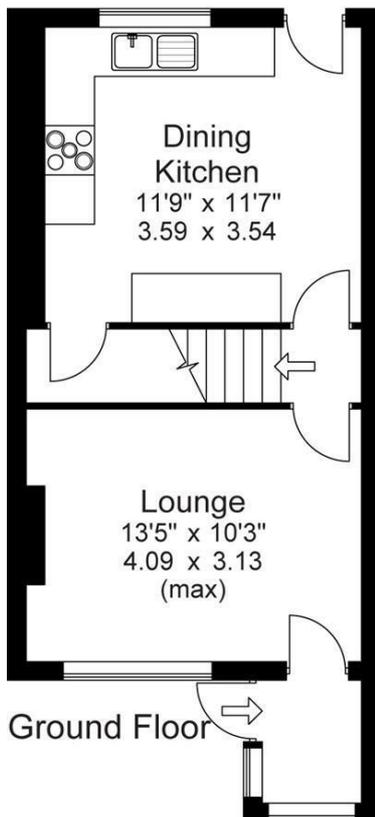
### Viewings

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 = 903 Sq. Feet  
= 83.8 Sq. Metres



Second Floor

For illustrative purposes only. Not to scale.