



## 6 LINDEN MEWS LINDEN ROAD, SAVILE PARK, HALIFAX

Situated in one of Calderdale's premier residential locations, lies this modern four-bedroomed town house providing attractive family accommodation. Just step inside this delightful property and you cannot fail to be impressed by the accommodation provided which briefly comprises an entrance vestibule, lounge, downstairs cloakroom, utility room, a modern fully fitted dining kitchen, four bedrooms (master with en suite shower room), family bathroom, gardens, off road parking, 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. The property is being offered for sale at this realistic asking price in order to encourage a prompt sale and an early appointment to view is strongly recommended.

Price Guide: 0/0 £299,995



The front entrance door opens to the

### ENTRANCE VESTIBULE

With uPVC double glazed window with colonial style shutter, one double radiator, and a built-in shoe cupboard. From the Entrance Vestibule a door opens into the

### SPACIOUS LOUNGE 5.11m x 4.64m



This spacious sitting room has a uPVC double glazed window to the front elevation with colonial style window shutters, one double radiator, one TV point and a fitted carpet. From the Lounge a door opens to the

### INNER HALL

With door to

### UTILITY ROOM

Which has power and light and plumbing for an automatic washing machine. Door to

### DOWNSTAIRS CLOAKROOM

With a modern white two-piece suite comprising pedestal wash basin and low flush WC, extractor fan, inset spotlight fittings to the ceiling, and a chrome heated towel rail/radiator. From the Inner Hall a door opens to the

### MODERN DINING KITCHEN 5.13m x 3.46m



Being fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless-steel single drainer 1 ½ bowl sink unit with mixer tap, integrated dishwasher, integrated fridge freezer, fan assisted electric oven and grill, centre island with a four ring gas hob with extractor in stainless steel and glazed canopy above, breakfast bar and fitted drawers. The kitchen has matching splash backs to the work surfaces with complementing colour scheme to the remaining walls. There are uPVC double glazed bi-folding doors to the rear elevation opening to the rear patio garden. Inset spotlight fittings to the ceiling, and one double radiator.



From the Entrance Vestibule stairs, with fitted carpet, lead to the

### FIRST FLOOR LANDING

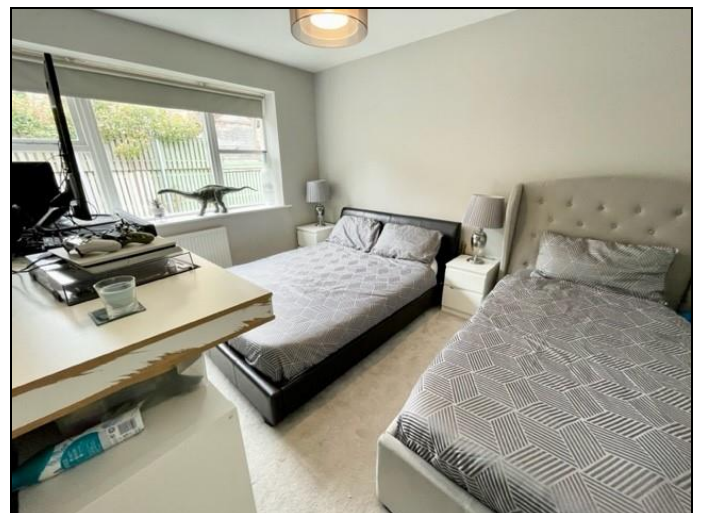
With fitted carpet. Door to cylinder cupboard. From the Landing a panelled door opens to

### BEDROOM FOUR 2.12m x 2.67m

With uPVC double glazed window to the rear elevation, one double radiator and a fitted carpet.

From the Landing a door opens into

### BEDROOM TWO 3m x 3.86m



This second double bedroom has a uPVC double glazed window to the rear elevation, one double radiator and a fitted carpet. From the Landing a door opens to the

### BATHROOM



With modern white three-piece suite comprising hand wash basin with mixer tap, low flush WC and panelled bath with shower unit with handheld and rainfall shower heads. The bathroom is tiled around the suite with complementing colour scheme to the remaining walls and a matching tiled floor, inset spotlights to ceiling, extractor fan and a chrome heated towel rail/radiator. From the Landing a door opens into

### MASTER BEDROOM 3.96m x 3.01m



This double bedroom has a uPVC double glazed window to the front elevation with colonial style window blinds. One double radiator and a fitted carpet. From the Bedroom a door opens to the

### EN SUITE SHOWER ROOM

The shower room has a modern white three-piece suite comprising hand wash basin with mixer tap, low flush WC and fully tiled shower cubicle with handheld and rain fall shower heads. The en suite is tiled around the suite with complementing colour scheme to the remaining walls and inset spotlight fittings to the ceiling and

chrome heated towel rail/radiator. From the Landing a door opens to

### BEDROOM THREE 2.66m x 2.68m



With uPVC double glazed window to the rear elevation with colonial style window blinds. One double radiator and a fitted carpet.

### GENERAL

The property has the benefit of all mains services, gas, water and electricity with the added benefit of uPVC double glazing and gas central heating. The property is freehold, and the council tax band is D

### EXTERNAL



To the front of the property there is a tarmac parking area with a small lawn and path leading to the front entrance door. To the rear of the property there is a small, flagged patio, artificial lawn and rockery.

### TO VIEW

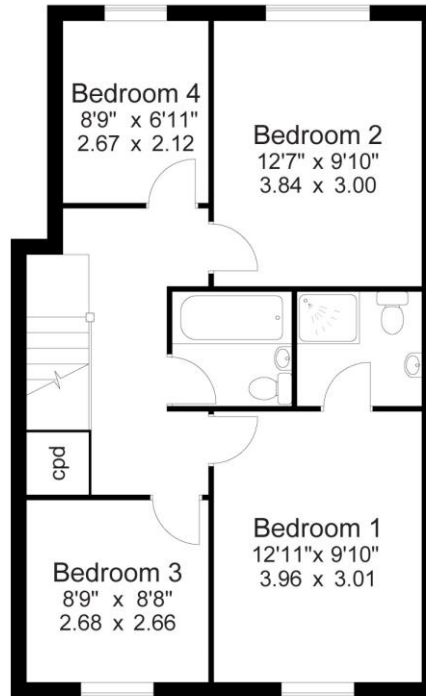
Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

### DIRECTIONS

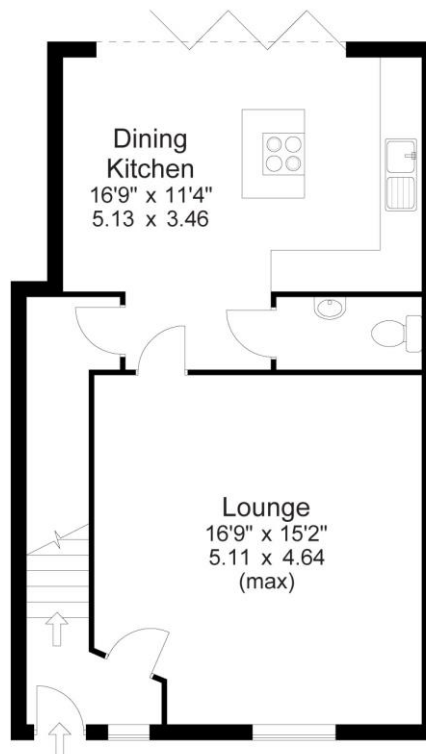
Sat Nav HX3 OAR



Approx Gross Floor Area = 1171 Sq. Feet  
= 108.9 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

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