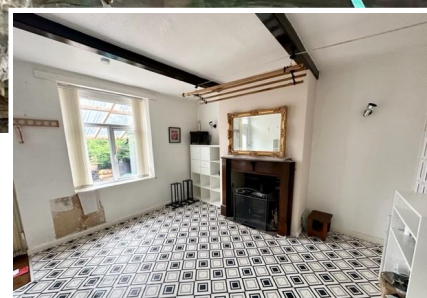




## 6 WALSH'S SQUARE SAVILE PARK, HALIFAX

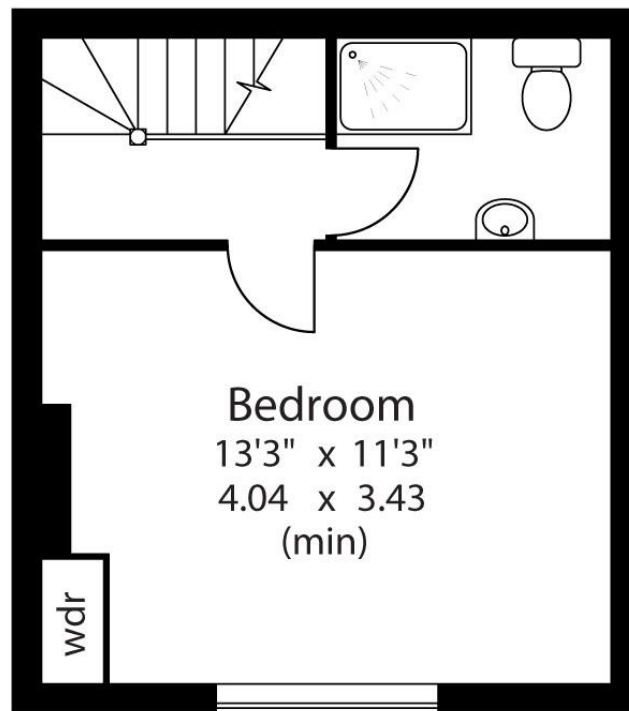
Situated in this extremely convenient and popular residential location, lies this one bed roomed stone built through-by-light terraced cottage with a garden to the front. The property has the benefit of uPVC double glazing and although it requires a certain amount of cosmetic attention, which is reflected in the asking price and an early appointment to view is strongly recommended. The property will of special interest to a property investor or first time buyer, and provides excellent access to Halifax town centre and Savile Park. The property is being offered for sale at this realistic asking price in order to encourage a prompt sale.

Price Guide: 0/0 £99,995

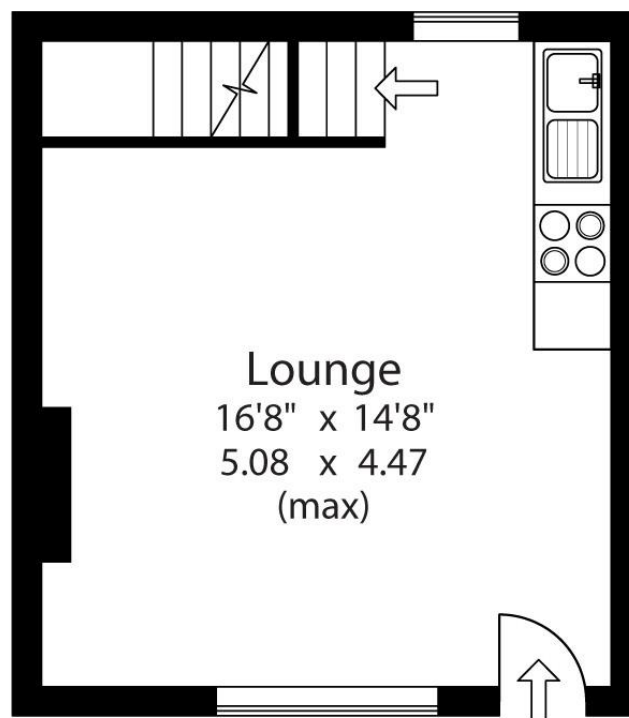




Approx Gross Floor Area = 494 Sq. Feet  
= 45.79 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

# 6 WALSH'S SQUARE SAVILE PARK HALIFAX

The uPVC double glazed front entrance door opens into the

**LIVING ROOM AND KITCHEN 14'8" x 13'8" extending to 16'8" into Kitchen**

## LIVING ROOM



With uPVC double glazed window to the front elevation overlooking the front garden. Featured fireplace to the chimney breast with mantelpiece and hearth. Beams to ceiling, one TV point, and one electric storage heater.

## KITCHEN AREA

With fitted wall and base unit with stainless steel single drainer sink unit, matching work surfaces, four ring induction hob with extractor in canopy above and plumbing, with a newly fitted automatic dishwasher. The kitchen area is tiled around the work surfaces with complementing colour scheme to the remaining wall, small uPVC double glazed window to the rear elevation.

From the Living Room a door opens to cellar head with stone steps down to

## KEEP CELLAR

Which has power, light and water supply and comprises of plumbed in washing machine.

From the Kitchen stairs lead to a door opening to stairs to the

## LANDING

With electric night storage heater. From the Landing a door to

From the Landing a door opens to

## BATHROOM

With coloured three-piece suite comprising pedestal wash basin, low flush WC and shower cubicle with shower unit. The bathroom is tiled around the shower with complementing colour scheme to the remaining walls, uPVC double glazed window to the rear elevation. Access to loft.

## DOUBLE BEDROOM 13'3" x 11'3"



This double bedroom has a uPVC double glazed window to the front elevation overlooking the front garden. There is a built-in wardrobe facilities to one side of the chimney breast and cylinder cupboard to the remaining side.

## GENERAL

The property is constructed of stone and has the benefit of mains water and electric (mains gas is upto the property but not inside) with the added benefit of uPVC double glazing. It is Freehold and in Council Tax band A

## EXTERNAL

There is a good-sized garden to the front of the property incorporating a flagged patio and path leading to the front entrance door and a garden shed providing useful storage facilities

## TO VIEW

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

## DIRECTIONS

From our office in Skircoat Green proceed along Skircoat Green Road and proceed ahead at the traffic lights continuing until reaching the traffic lights at Free School Lane. Turn into Free School Lane and proceed until reaching the traffic lights by St Jude's Church. Continue straight ahead and after approx 300 yards turn right into Moorfield Street. Walsh's square is on the right hand side where you will see our signboard.