



55 SAVILE PARK ROAD SACVILE PARK, HALIFAX

Situated in this highly desirable and extremely convenient residential location on the outskirts of Savile Park, lies this substantial four bedroomed stone built Victorian terraced residence providing deceptively spacious family accommodation. Although the property requires a certain amount of modernising, which is reflected in the asking price, an internal inspection is essential to fully appreciate the potential this superb family home provides. The property briefly comprises of an entrance hall, two reception rooms, breakfast room, kitchen, basement cellars, four bedrooms, bathroom, separate toilet, off road parking to rear and south facing two-tiered garden with off road parking and space for a double garage. The property provides excellent access to the local amenities of Savile Park as well as easy access to Halifax town centre and the trans-Pennine road and rail network, linking the business centres of Manchester & Leeds. Very rarely does the opportunity arise to purchase such a spacious family home in this sought after location and as such an early appointment to view is strongly recommended.

Price Guide: 0/0 £260,000

The uPVC double glazed front entrance door opens into the

ENTRANCE HALL

With cornice to ceiling, two double radiators with shelves above, one telephone point and a fitted carpet.

From the Entrance Hall a panelled door opens into the

LOUNGE 4.94m x 5.02m



With uPVC double glazed window to the front elevation enjoying an attractive garden outlook, feature fireplace with wood fire surround with marble inset and hearth and coal effect living flame gas fire. Cornice to ceiling, two double radiators, one TV point and a fitted carpet.

From the Entrance Hall a panelled door opens into the

DINING ROOM 4.56m x 4.76m



With uPVC double glazed window to the rear elevation, feature fireplace to the chimney breast with wood fire surround with tiled inset and hearth and coal effect living flame gas fire. Cornice to ceiling with matching centre rose, two double radiators and a fitted carpet.

From the Entrance Hall a door opens into the

BREAKFAST ROOM 2.72m x 3.90m



With uPVC double glazed window to the side elevation, to one side of the chimney breast there are built-in cupboards with drawers beneath, cornice to ceiling, one double radiator and a laminate wood floor.

From the Breakfast Room a door opens to the

KITCHEN 2.76m x 1.86m



With fitted wall and base units incorporating matching work surfaces with a stainless-steel single drainer sink unit with mixer tap, Indesit gas oven and plumbing for an automatic washing machine. The kitchen is fully tiled and has a uPVC double glazed window to the side elevation and a laminate wood floor.

From the Entrance Hall a door opens to cellar head with stone steps down to the

BASEMENT CELLAR

With stone flagged floor, uPVC double glazed window to the rear elevation, power, and light.

KEEP CELLAR

With stone shelves and access to

COAL CELLAR

SECOND KEEP CELLAR

Providing useful storage facilities.

REAR CELLAR

Housing the electric fuse box. From the Entrance Hall a spindled staircase with fitted carpet leads to the

HALF LANDING

With step to

SMALL LANDING

From the small landing a door opens to a

SEPARATE TOILET

With uPVC double glazed window to the side elevation and a low flush WC.

From the Small Landing a door opens to the

BATHROOM

With three-piece suite comprising pedestal wash basin, panelled bath, and shower cubicle with shower unit. The bathroom is fully tiled and has a panelled ceiling, heated towel rail and a matching tiled floor. To one wall there are built-in cupboards, one housing the Baxi combination boiler and a uPVC double glazed window to the side elevation.

From the Half Landing stairs continue to the

LANDING

With cornice to ceiling, door to cupboard providing useful storage facilities and a fitted carpet. From the Landing a panelled door opens into

BEDROOM TWO 4.81m x 4.38m

This spacious double bedroom has a uPVC double glazed window to the rear elevation, built-in wardrobes to either side of the chimney breast, cornice to ceiling, one double radiator and a fitted carpet. From the Landing a door opens into

BEDROOM ONE 5.08m x 3.84m



This spacious south facing double bedroom has a uPVC

double glazed window to the front elevation enjoying an attractive open view, cornice to ceiling, one double radiator and a fitted carpet. From the Landing a door opens into

BEDROOM THREE 3.79m x 2.34m

This single bedroom has a uPVC double glazed window to the front elevation enjoying an attractive open view, cornice to ceiling, one double radiator and a fitted carpet. From the Landing a door opens to stairs with fitted carpet leading to

BEDROOM FOUR 5.87m x 4.51m max

This spacious attic room has a Velux double glazed skylight window and a fitted carpet. Door to store cupboard providing useful storage facilities with door to further storage.

GENERAL

The property is constructed of stone and is surmounted by a blue slate roof. It has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating (except attic bedroom four). The property is freehold and is in council tax band E.

EXTERNAL



To the front of the property there is a south facing garden with flagged patio and lawned garden with mature shrubs, steps down to a second-tier garden which has vehicular access and could be used for further parking and there is space for a detached garage subject to obtaining the relevant planning permissions. To the rear of the property there is a concreted parking area and yard.

TO VIEW

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

DIRECTIONS

Sat Nav HX1 2EX

Approx Gross Floor Area = 1958 Sq. Feet
= 181.9 Sq. Metres



For illustrative purposes only. Not to scale.

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