



30 GREEN TERRACE SQUARE SAVILE PARK, HALIFAX

Situated within one of Calderdale's premier residential locations, in the heart of Savile Park, lies this unique and unusual stone built two bedroomed bungalow providing attractive accommodation. This delightful property has been extensively rebuilt (2017) to provide a most attractive single storey residence which briefly comprises an entrance hall, a modern fitted kitchen, lounge, modern bathroom, two double bedrooms, a south facing garden, 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 as well as easy access to Halifax town centre. Very rarely does the opportunity arise to purchase a bungalow at this affordable price in this sought-after location and as such an early appointment to view is strongly recommended to avoid disappointment.

Price Guide: 0/0 £199,995

ENTRANCE HALL

With uPVC double glazed window to the side elevation and a wood floor. Double doors open to cupboard housing the Baxi combination boiler and plumbing for washing machine as well as useful storage facilities. Door to cloak cupboard with hanging rail and shelf for shoes, and one double radiator.

From the Entrance Hall a door opens to the

KITCHEN 2.36m x 4.29m



Being fully fitted with a range of modern wall and base units incorporating matching work surfaces with a Rangemaster cooking stove with stainless steel splash back and extractor hood above, stainless steel single drainer sink unit with mixer tap, integrated fridge freezer and integrated freezer, dishwasher, and microwave. The kitchen has granite work surfaces with complementing colour scheme to the remaining walls and a wood floor, large Velux double glazed skylight window, and inset spotlight fittings.

From the Entrance Hall a door opens into the

LOUNGE 3.54m x 4.64m



With uPVC double glazed French doors opening onto the south facing flagged patio garden, further uPVC double glazed window to the front elevation providing a light and spacious aspect. Feature fireplace incorporating log burning stove on a matching hearth, to either side of the chimney breast there are built-in shelves, wall mounted TV fittings, two double radiators and a laminate wood floor.

From the Lounge a door opens to

BEDROOM ONE 4 x 3.58m



This double bedroom has a uPVC double glazed window to the front elevation, access to loft space, one double radiator and a laminate wood floor.

From the Entrance Hall a door opens to the

BATHROOM



With modern three-piece suite comprising hand wash basin in vanity unit with mixer tap, low flush WC and walk-in shower cubicle with shower unit. The bathroom is tiled around the shower with a matching tiled floor, uPVC double glazed window to the front elevation, inset spotlight

fittings, extractor fan and chrome heated towel rail/radiator.

From the Entrance Hall a door opens to

BEDROOM TWO 3.58m x 2.96m



This second double bedroom has a uPVC double glazed window to the front elevation, access to loft space, one double wardrobe, one double radiator and a laminate wood floor.

GENERAL



The property is constructed of stone and surmounted with a stone slate roof. It was extensively rebuilt in 2017 complying with modern building regulations. It has the benefit of all mains services gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property is freehold and is in council tax band B

EXTERNAL



To the front of the property there is a south facing flagged patio garden with raised flower bed, log store and a dry providing off road parking with a further raised flower bed.



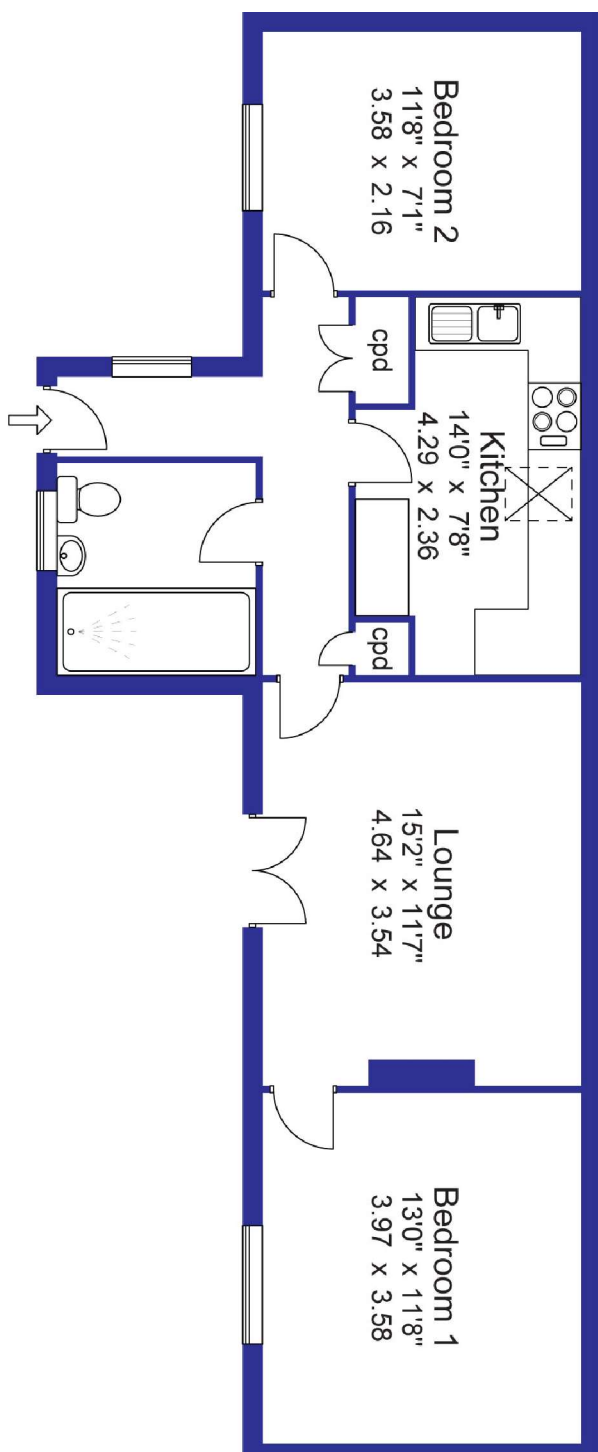
TO VIEW

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

DIRECTIONS

Sat Nav HX1 3EP

Approx Gross Floor Area = 725 Sq. Feet
= 67.4 Sq. Metres



For illustrative purposes only. Not to scale.