



22 BROOMFIELD AVENUE SAVILE PARK, HALIFAX

Situated in one of Calderdale's premier residential locations, within the heart of Savile Park, lies this superb, recently extended and refurbished four/five bedroomed detached residence providing excellent family accommodation. Just step inside this delightful family home and you cannot fail to be impressed by the quality of the interior, and the spacious family accommodation this superb property provides. This detached residence briefly comprises of an entrance hall, spacious lounge, downstairs cloakroom, open plan kitchen and family room, utility room, four/five bedrooms, master bedroom with en suite and dressing room, family bathroom, garage, landscaped gardens, 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. Very rarely does the opportunity arise to purchase such a quality home in this sought after location and as such an early appointment to view is absolutely essential.

Price Guide: O/A £775,000



The front entrance door opens into the

ENTRANCE HALL

This spacious and modern entrance hall has a glazed and oak staircase leading to the first-floor accommodation. A porcelain floor, modern vertical radiator, door to cloaks cupboard providing excellent storage facilities with a double-glazed window to the front elevation,

From the Entrance hall door to

DOWNSTAIRS CLOAKROOM

With modern white two-piece suite comprising hand wash basin with mixer tap and low flush WC. Double glazed window to the side elevation, radiator, and a porcelain floor.

From the Entrance Hall double doors open to the

SPACIOUS LOUNGE 6.94m x 4.27m max

This delightful room has an angular bay window to the front elevation incorporating double glazed units with further window to the side elevation providing this room with its light and spacious aspect, feature fireplace with wood burning stove on a matching hearth, two radiators and an oak floor.

From the Entrance Hall a door opens to the

OPEN PLAN KITCHEN, DINING AREA, AND FAMILY ROOM 10.23m x 5.33m

This superb and spacious room has solar control self-cleaning glass and provides an impressive Kitchen, dining area and family room.

KITCHEN AREA

This modern state of the art kitchen is fully fitted with a range of modern wall and base units incorporating matching granite work surfaces with a five-ring induction Bosch halogen hob, Bosch double oven and grill, Bosch wine cooler, Bosch fridge freezer, sink unit with telescopic mixer tap and integrated dishwasher. This attractive kitchen has matching splash backs and a centre island incorporating a breakfast bar. Bi-folding double-glazed doors open onto the rear landscaped garden,

FAMILY ROOM & DINING AREA

With double glazed solar controlled self-cleaning glass ceiling to half the room space and matching double glazed sliding patio doors providing this room with its unique light and spacious aspect, two vertical radiators, built-in cupboards, TV point and a porcelain floor.

From the Kitchen a door opens into the

UTILITY ROOM 2.79m x 1.85m

With matching fitting wall and base units incorporating work surfaces with a single bowl sink unit with telescopic mixer tap, built-in Bosch microwave, plumbing for an automatic washing machine and space for a tumble dryer, double glazed window to the side elevation, one radiator and a porcelain floor.

From the Entrance Hall a glazed and oak staircase with fitted carpet leads to a

GALLERIED LANDING

With oak and glazed panels, an insulated loft, and a fitted carpet.

From the Landing a door opens to the

MASTER BEDROOM 5.56m x 3.88m

This spacious master bedroom has floor to ceiling sliding patio doors opening on to a Juliet balcony overlooking the landscaped rear garden. Further Velux double glazed motorised skylight windows providing this spacious room with even more light, vertical radiator, and a fitted carpet.

From the Master Bedroom a door opens to

EN SUITE SHOWER ROOM

With modern white three-piece suite comprising large shower cubicle with rainfall shower unit, hand wash basin in vanity unit with mixer tap, and a low flush WC, the bathroom is fully tiled, inset spotlight fittings to the ceiling, double glazed window to the rear elevation, and a modern vertical radiator.

From the Master Bedroom double doors open to the

DRESSING ROOM 2.95m x 2.69m

With motorised Velux double glazed skylight window, hanging rails and a fitted carpet.

From the Landing a door opens to

BEDROOM THREE 3.91m x 2.96m

This third double bedroom has a double-glazed window to the front elevation enjoying an attractive garden outlook, one radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM TWO 2.93m x 2.73m

This double bedroom has a double-glazed window to the front elevation. Glass panelled double doors open to a

DRESSING ROOM/ BEDROOM 5 3.64m x 2.93m

This dressing room has a double-glazed window to the front elevation and a vertical radiator. This dressing room could be used as a fifth bedroom if so required.

From the Landing a door opens to the

FAMILY BATHROOM

With white four-piece suite comprising hand wash basin with mixer tap, low flush WC, modern bath with mixer taps, large shower cubicle with overhead rainfall and handheld shower units. This attractive modern bathroom is fully tiled and has a double-glazed window to the rear elevation, inset spotlight fittings to the ceiling and a modern radiator. This modern attractive bathroom has under floor heating.

From the Landing a door opens to

BEDROOM FOUR 4.05m x 2.43m

This fourth double bedroom has a double-glazed window to the rear elevation enjoying an attractive garden outlook, one double radiator and a wood floor.

GENERAL

The property has the benefit of all mains services gas, water and electric with the added benefit of double glazing and gas central heating. The property has solar controlled and self-cleaning windows. The property is Freehold and is in council tax band F.

EXTERNAL

To the front of the property there is a large garden with a drive providing off road parking for several vehicles and leading to the

INTEGRAL GARAGE

With an electric up and over door, power and light. The garage also houses the combination boiler.

To the front there is also a lawned garden with mature plants, shrubs and trees. To one side of the property there is a gravelled path with a further path to the remaining side. To the rear of the property there is a large, landscaped garden with pebbled entertaining area with access to the kitchen and family room and steps up to a lawned garden with mature plants and shrubs.

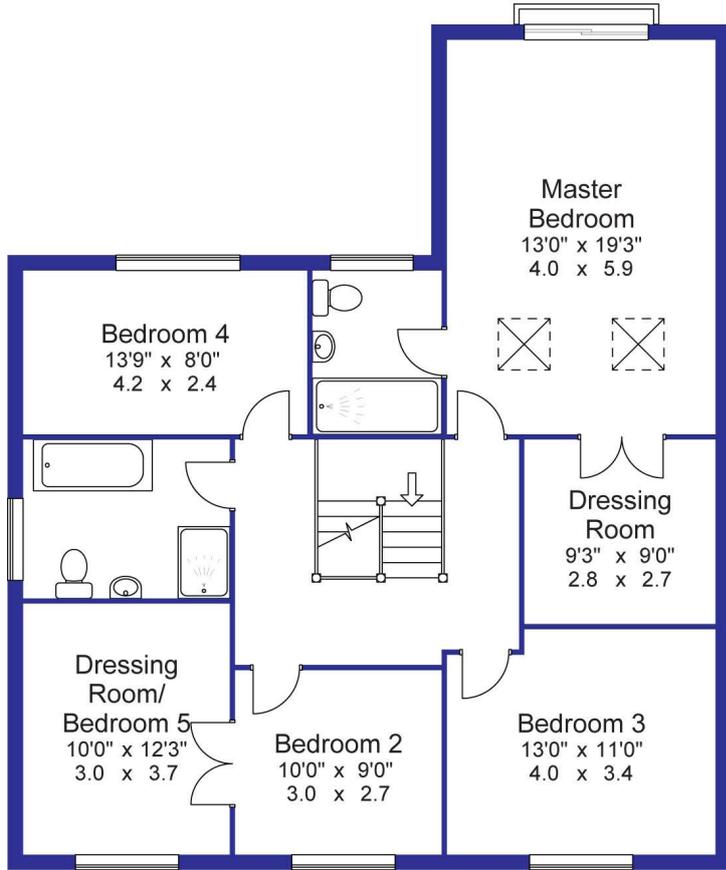
TO VIEW

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

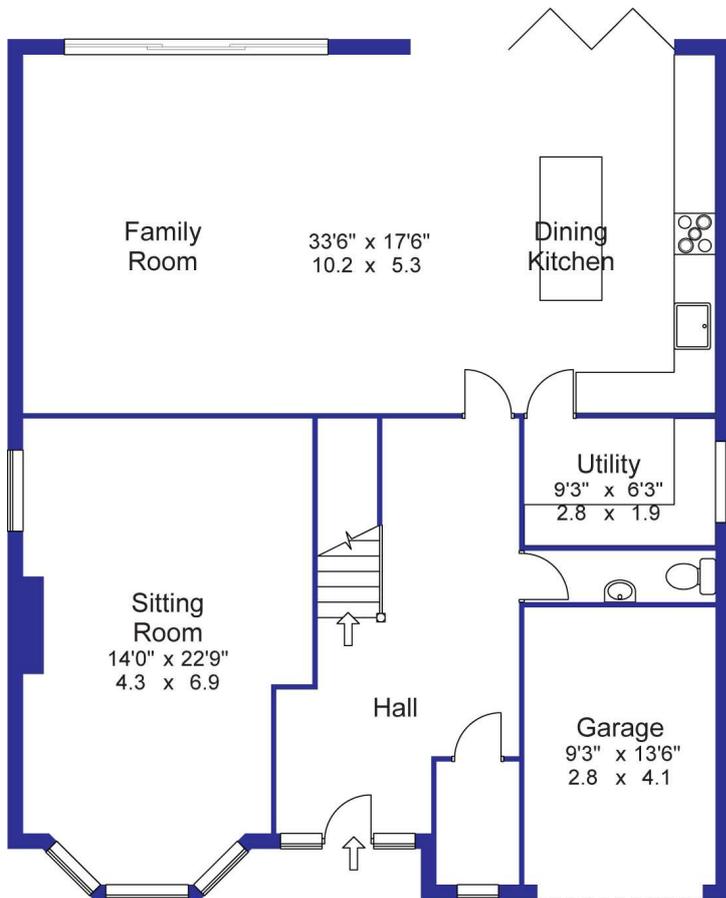
DIRECTIONS

Sat Nav HX3 OJF

Approx Gross Floor Area = 2425 Sq. Feet
= 225.3 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

