



## 4 EDGEFIELD GROVE KENSINGTON ROAD, SAVILE PARK

This deceptively spacious four bedroomed modern townhouse is situated in one of Calderdale's premier residential locations within the heart of Savile Park. Just step inside this delightful family home and you cannot fail to be impressed by the attractive and spacious accommodation provided which has the benefit of a garage and two designated parking spaces, a modern kitchen, utility room, downstairs cloakroom, dining room, lounge with bay window and attractive open views, master bedroom with en suite, 3 further bedrooms a modern bathroom and a south facing garden to the rear. The property provides excellent access to the local amenities of Savile Park and Skircoat Green, including outstanding schools, and also provides 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 a property in this location and an early appointment to view in order to avoid disappointment is strongly recommended.

Price Guide: O/A £330,000



The front entrance door opens into the

#### **ENTRANCE HALL**

With one single radiator, and one telephone point. door to

#### **DOWNSTAIRS CLOAKROOM**

With white two piece suite comprising hand wash basin and low flush WC, one single radiator and an extractor fan.

From the Entrance Hall a door opens into the

#### **BREAKFAST KITCHEN 16'3" x 9'4" narrowing to 6'6"**

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, four ring gas hob with extractor in stainless steel canopy above, Zanussi fan assisted electric double oven and grill, integrated dishwasher and an integrated fridge freezer. This attractive kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, double glazed window to the front elevation, inset spotlight fittings to the ceiling, and one double radiator.



From the Breakfast Kitchen an arch leads through to the



#### **DINING ROOM 15'10" max x 12'10"**

With uPVC double glazed French doors opening onto a south facing patio garden, one double radiator, one TV point and a fitted carpet.



From the Dining Room a panelled door opens into the

#### **UTILITY ROOM**

Having power and light and plumbing for automatic washing machine and vented for tumble dryer, built-in work surface and unit, and one single radiator.

From the Entrance Hall a spindled staircase with fitted carpet leads to the

#### **FIRST FLOOR LANDING**

With one single radiator and a fitted carpet. From the Landing a panelled door opens into the

#### **LOUNGE 15'10" x 14'9" into bay**

With angular bay window to the rear elevation enjoying attractive open views and providing this room with its light and spacious aspect. There is a further double glazed window to the rear elevation, one telephone point, one double radiator and a fitted carpet.



From the Landing a panelled door opens into

#### **BEDROOM ONE 14'5" x 9' excluding wardrobes**

With sliding mirrored doors opening to excellent wardrobe facilities, uPVC double glazed window to the front elevation, one double radiator, one telephone point, one TV point and a fitted carpet.





From the Bedroom a door opens into the

#### EN SUITE SHOWER ROOM

With white three piece suite comprising pedestal wash basin, low flush WC and a corner shower cubicle with shower unit. The en suite is extensively tiled around the suite with complementing colour scheme to the remaining walls and inset spotlight fittings to the ceiling, extractor fan, uPVC double glazed window to the front elevation, one single radiator and a fitted carpet. From the Landing stairs with fitted carpet lead to the

#### SECOND FLOOR LANDING

With access to loft, light tube, and a door to the cylinder cupboard with fitted shelves. From the Landing a door opens into

#### BEDROOM TWO 15'9" x 10'9" max



With two uPVC double glazed windows to the front elevation, built-in wardrobes with sliding mirrored doors, two single radiators, double doors to cupboard with fitted shelves and a fitted carpet.

#### BEDROOM FOUR 8'6" x 7'9"

With uPVC double glazed window to the rear elevation enjoying attractive open views, one single radiator and a fitted carpet. From the Landing door opens into

#### BEDROOM THREE 10'8" x 7'9"

With uPVC double glazed window to the rear elevation enjoying attractive open views, one single radiator, built-

in single wardrobe, one single radiator and a fitted carpet. From the Landing a panelled door opens into the

#### BATHROOM

With white three piece suite comprising pedestal wash basin, low flush WC and panelled bath with shower unit. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls. Light tube, inset spotlight fittings to the ceiling, one double radiator and a fitted carpet. From the Landing a door opens into

#### GENERAL

The property 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 in Council Tax Band D

#### EXTERNAL



To the front of the property there is a single garage and two designated parking spaces, there is a small garden and path leading to the front door. To the rear of the property there is a south facing garden incorporating a patio with gravelled area with flower and shrub border.

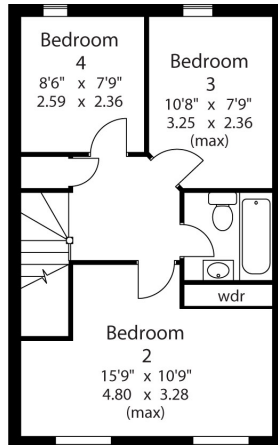


#### TO VIEW

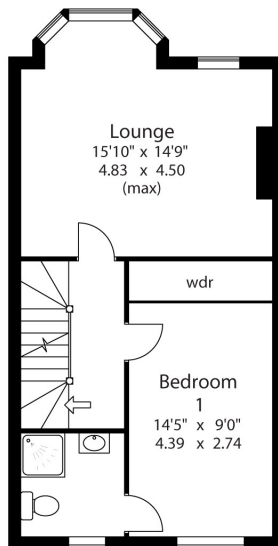
Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

#### DIRECTIONS

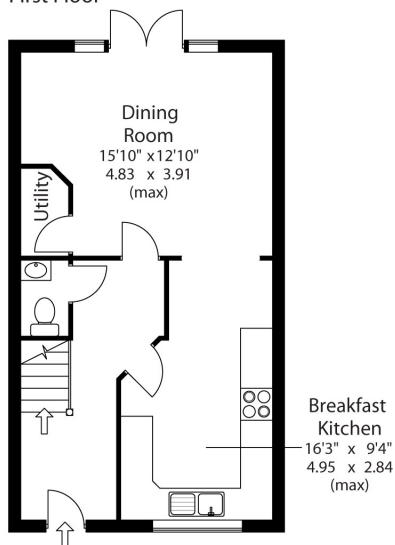
SAT NAV HX3 OGY



Second Floor



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

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