



34 SAVILE DRIVE HALIFAX

Situated in this extremely convenient and popular residential location within easy access of Halifax town centre, lies this stone-built period semi-detached residence providing attractive family accommodation. The property briefly comprises of an entrance hall, two reception rooms, fitted kitchen, cellar, three bedrooms, loft conversion, bathroom, gardens, drive providing off road parking and a garage. The property provides excellent access to the local amenities of Savile Park and Skircoat Green 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. The property is being offered for sale at this realistic asking price and an early appointment to view is strongly recommended.

Price Guide: O/A £220,000

The front entrance door with arch double-glazed windows to the side and above opens into the

ENTRANCE HALL

With cornice to the ceiling, one double radiator and a fitted carpet. Door to cellar head with stone steps down to

KEEP CELLAR

Providing useful storage facilities.

From the Entrance Hall a door opens into the

LOUNGE 3.82m x 4.01m



With angular bay window to the front elevation incorporating uPVC double glazed windows enjoying an attractive garden outlook, cornice to ceiling, wall mounted electric fire, wall mounted TV fittings, one double radiator and a fitted carpet. From the Entrance Hall a door opens into the

DINING ROOM 3.31m x 3.40m



With uPVC double glazed window to the rear elevation overlooking the rear garden, cornice to ceiling, one double radiator and a laminate wood floor. To one side of the chimney breast there are fitted cupboards and shelves.

From the Entrance Hall a door opens into the

KITCHEN 2.28m x 2.10m



Being fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless-steel single drainer sink unit with mixer tap, four ring gas hob with extractor in stainless steel canopy above and fan assisted electric oven and grill beneath, plumbing for an automatic washing machine and dishwasher. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining wall and a laminate wood floor, one double radiator and a uPVC double glazed window to the rear elevation. uPVC Double Glazed rear entrance door. From the Entrance Hall stairs with fitted carpet lead to the

FIRST FLOOR LANDING

With uPVC double glazed window to the side elevation and a fitted carpet. Access via a loft ladder to the

LOFT CONVERSION 3.42m x 3.59m

With Velux double glazed skylight window, power and light, door to under the eave's storage facilities. From the Landing a door opens to the

BATHROOM



With modern white four-piece suite comprising hand wash basin in vanity unit with mixer tap, low flush WC, free standing bath with external mixer tap and handheld shower unit and a fully tiled shower cubicle with handheld and rain fall shower units. This attractive modern bathroom is fully tiled and has a uPVC double glazed window to the rear elevation, panelled ceiling, extractor fan, and a heated towel rail/radiator.

From the Landing a door opens into

BEDROOM TWO 3.14m x 3.46m



Spacious second double bedroom with a uPVC double glazed window to the rear elevation, built-in wardrobes, cupboards to one wall, one double radiator, and a fitted carpet.

From the Landing a door opens to

BEDROOM ONE 3.33m x 4.00m



Spacious double bedroom with an angular bay window to the front elevation enjoying open views, wall mounted TV fittings, one double radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM THREE 2.04m x 2.21m

With uPVC double glazed window to the front elevation, one double radiator and a fitted carpet.

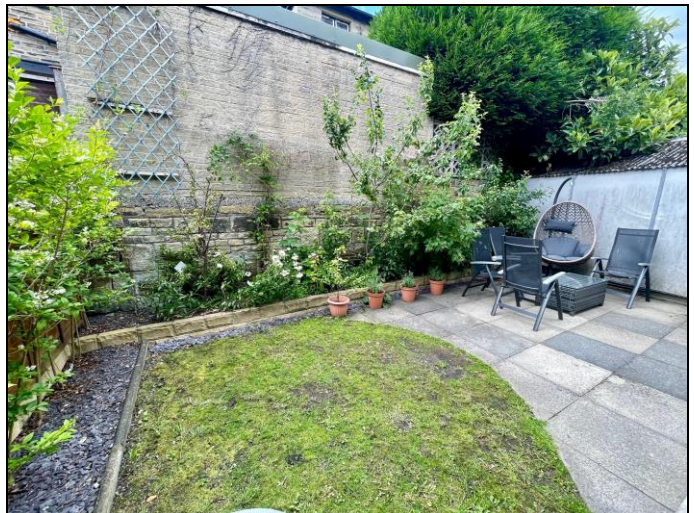
GENERAL

The property is constructed of stone and brick and is surmounted with a blue slate roof. It has the benefit of all mains services, gas, water and electricity, with the added benefit of uPVC double glazing and gas central heating. The property is Freehold and the council tax band is C

EXTERNAL



To the front of the property there is a lawned garden with mature plants and shrubs, there is a block paved drive which continues to the side of the property and leads to the garage. At the rear of the property there is a private enclosed garden with a flagged patio and lawn.



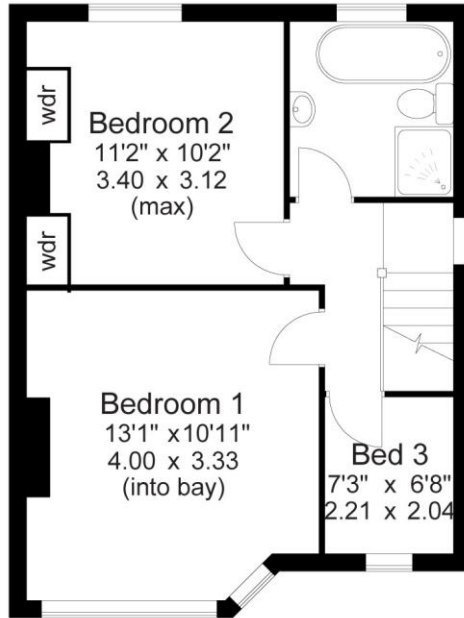
TO VIEW

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

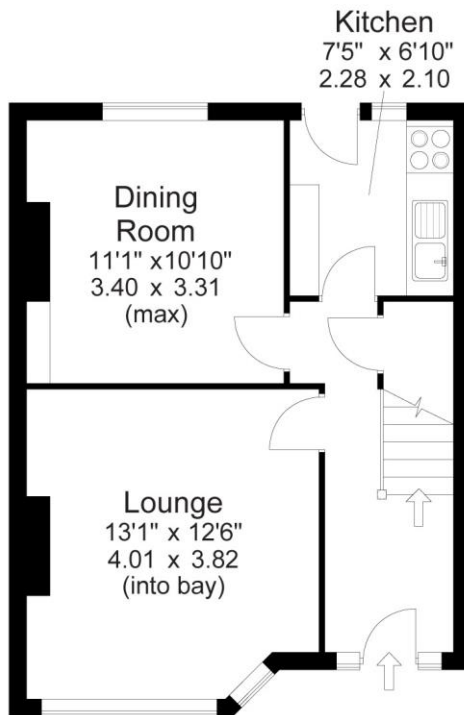
DIRECTIONS

Sat Nav HX1 2EU

Approx Gross Floor Area = 868 Sq. Feet
= 80.7 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.