



21 GREEN TERRACE SQUARE SAVILE PARK, HALIFAX

Situated in this highly desirable and much sought after residential location within the heart of Savile Park lies this delightful, two-bedroomed, through-by-light stone-built cottage providing attractive accommodation. The property briefly comprises a living room with a modern fitted kitchen, two bedrooms, bathroom, garden to the front, a detached garage, 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 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 in order to avoid disappointment is strongly recommended.

Price Guide: 0/0 £120,000

The uPVC double glazed front entrance door opens into the

LIVING ROOM 4.68m x 4.40m



With feature fireplace incorporating wood fire surround with inset and hearth and coal effect living flame gas fire, uPVC double glazed window to the front elevation, beams to ceiling, one double radiator, one TV point and a fitted carpet.



KITCHEN AREA



Being fitted with a range of modern wall and base units incorporating matching work surfaces with stainless steel single drainer sink unit with mixer tap, four ring halogen hob with extractor in stainless steel and glazed canopy above, with fan assisted electric oven and grill beneath, and plumbing for an automatic washing machine. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and a uPVC double glazed window to the rear elevation. From the Kitchen double doors open to stairs leading down to a

KEEP CELLAR

Providing useful storage facilities. From the Living Room stairs with fitted carpet lead to the

FIRST FLOOR LANDING

With fitted carpet. From the Landing a door opens to

BEDROOM ONE 4.68m x 2.87m narrowing to 2.00m



With uPVC double glazed window to the front elevation enjoying an attractive garden outlook, one double radiator, one TV point and a fitted carpet. Door to built-in cupboard with hanging rail and fitted shelves providing useful storage facilities. From the Landing a door opens to

BEDROOM TWO 2.49m x 1.48m



With uPVC double glazed window to the rear elevation, one double radiator and a laminate wood floor. Door to cupboard housing the central heating boiler.

From the Landing a door opens into the

BATHROOM



With modern white three-piece suite comprising hand wash basin in vanity unit with mixer tap, low flush WC and fully tiled shower cubicle with shower unit. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls, uPVC double glazed window to the front elevation, and a chrome heated towel rail/radiator.

GENERAL

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

EXTERNAL



To the front of the property there is a decked area leading to a lawned garden and a detached garage.

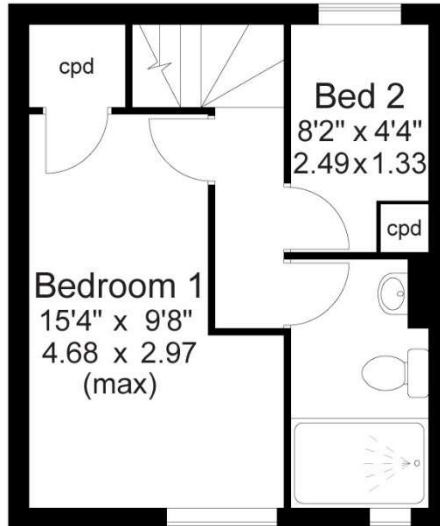
TO VIEW

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

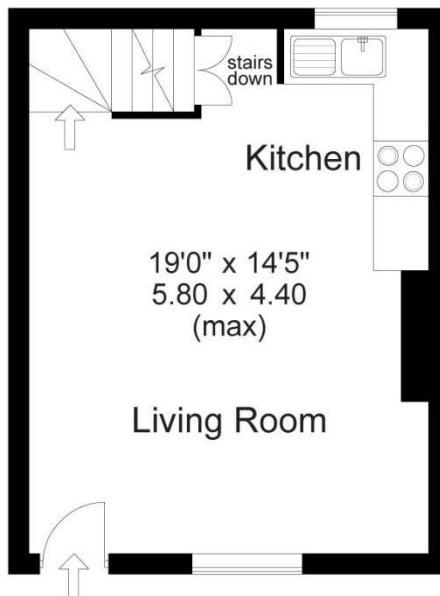
DIRECTIONS

Sat Nav HX1 3EP

Approx Gross Floor Area = 529 Sq. Feet
= 49.2 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.