



## “THE MEWS COTTAGE” 3 BROOMFIELD AVENUE, SAVILE PARK

Situated in one of Calderdale's premier residential locations, within the heart of Savile Park, lies this period cottage residence providing deceptively spacious and extremely attractive and well-presented living accommodation. Just step inside this delightful property and you cannot fail to be impressed by the accommodation provided which has a wealth of charm and character and an array of quality fixtures and fittings. This former coach house briefly comprises an entrance hall, downstairs cloakroom, utility area, modern fully fitted dining kitchen, lounge, three double bedrooms all with en suites, garage with electric up and over door, a courtyard garden, gas central heating and uPVC double glazing. The property provides excellent access to the local amenities of Savile Park and Skircoat Green, including outstanding schools, as well as easy access to 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 property in this highly desirable and much sought after residential location and as such an early appointment to view is absolutely essential.

Price Guide: O/A £350,000

The front entrance door opens into the

### **ENTRANCE HALL**

With built-in cupboards providing useful storage facilities. Folding double doors opens into the

### **INTEGRAL GARAGE**

Which has an electric up and over door, power, and light.

From the Entrance Hall a door opens into the

### **UTILITY AREA**

Which has fitted cupboards, a skylight window, plumbing for an automatic washing machine, power point and space for a tumble dryer, and a tiled floor.

From the Utility Area a door opens to the

### **DOWNSTAIRS CLOAKROOM**

With modern white two-piece suite comprising hand wash basin in vanity unit and low flush WC, inset spotlight fittings to the ceiling, a tiled floor, and a chrome heated towel rail/radiator. From the Utility Area through to the

### **MODERN FULLY FITTED DINING KITCHEN 5.39m x 4.37m**



This superb kitchen is fully fitted with a range of Howden modern wall and base units incorporating matching Corian work surfaces with a Neff five ring induction hob with Elica extractor in stainless steel canopy above with matching stainless steel splash back, Neff combination oven and microwave, Neff slide and hide fan assisted electric oven, warming drawer, integrated fridge freezer, pull-out larder units, and a large centre island with a single drainer 1 1/2 bowl sink unit with a mixer tap, integrated recycling unit and a large breakfast bar. This superb dining kitchen has inset spotlight fittings to the ceiling, a tiled floor and two period style radiators. The central feature of this dining kitchen is the open fireplace with a double-sided Mendip log burning stove, uPVC double glazed French doors open onto a Juliette balcony to the rear elevation.

From the Dining Kitchen a door opens into the

### **LOUNGE 4.44m x 4.17m**

With open fireplace to the dining kitchen with a double-sided Mendip log burning stove, double glazed windows to the rear elevation with colonial style blinds, an entrance door, a stone flagged floor, and one double radiator.



From the Lounge a door opens to

### **INNER HALL**

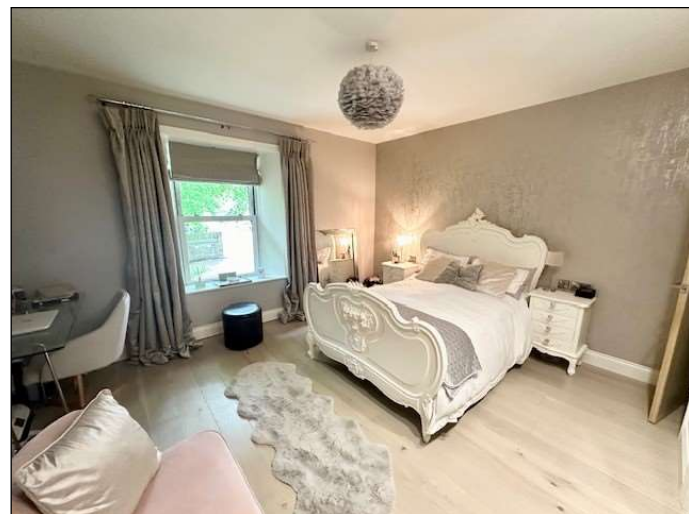
With stairs with fitted carpet leading to the

### **FIRST FLOOR LANDING**

With fitted carpet, double glazed window to the rear elevation, and one radiator.

From the Landing a door opens to

### **BEDROOM TWO 4.45m x 4.37m max**



This spacious double bedroom has a double-glazed window to the front elevation, sliding doors (one mirrored) open to built-in wardrobes, one double radiator and a laminate wood floor.

From the Bedroom a door opens to the

### **EN SUITE SHOWER ROOM**

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 shower room is fully tiled including the floor and has inset spotlight fittings to the ceiling and an extractor fan.

From the Landing a door opens to the

### MASTER BEDROOM 5.38m x 3.07m



This delightful double bedroom has double glazed windows to the front and rear elevations, two radiators, a wood floor, and wall mounted TV fittings.

From the Master Bedroom a doorway leads to a

#### DRESSING AREA

With mirrored sliding doors opening to wardrobe facilities.

From the Dressing area through to the

#### EN SUITE BATHROOM



With modern white four-piece suite comprising oval shaped stand-alone bath with external mixer tap and pencil shower tap, hand wash basin in vanity unit with mixer tap, low flush WC and walk-in shower with rainfall and handheld shower units. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls and a matching tiled floor, and a chrome heated towel rail/radiator. The En-suite can also be accessed directly from the bedroom.

From the Lounge a door opens to

#### INNER HALL

With one double radiator and a fitted carpet and stairs with fitted carpet leading down to a

#### SMALL INNER HALL

With fitted carpet and door to

#### BEDROOM THREE/ STUDY 2.91m x 4.20m



This room can be used as a third bedroom or a study and has a double-glazed window to the front elevation with colonial style blinds. This double bedroom has fitted shelves, one double radiator, wall mounted TV fittings, an under stairs storage area, and a fitted carpet.

From the Bedroom a door opens to the

#### EN SUITE SHOWER ROOM

With modern white three-piece suite comprising hand wash basin with mixer tap, low flush WC and fully tiled shower cubicle with shower unit. The En suite is fully tiled including the floor and has a brick arched roof and an extractor fan.

#### GENERAL

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

#### EXTERNAL

To the front of the property there is a neat courtyard garden with flagged path leading to the front entrance door with mature plants and shrubs.

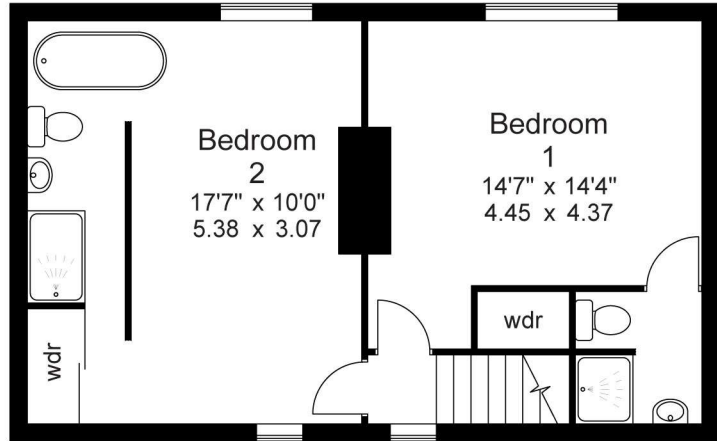
#### TO VIEW

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

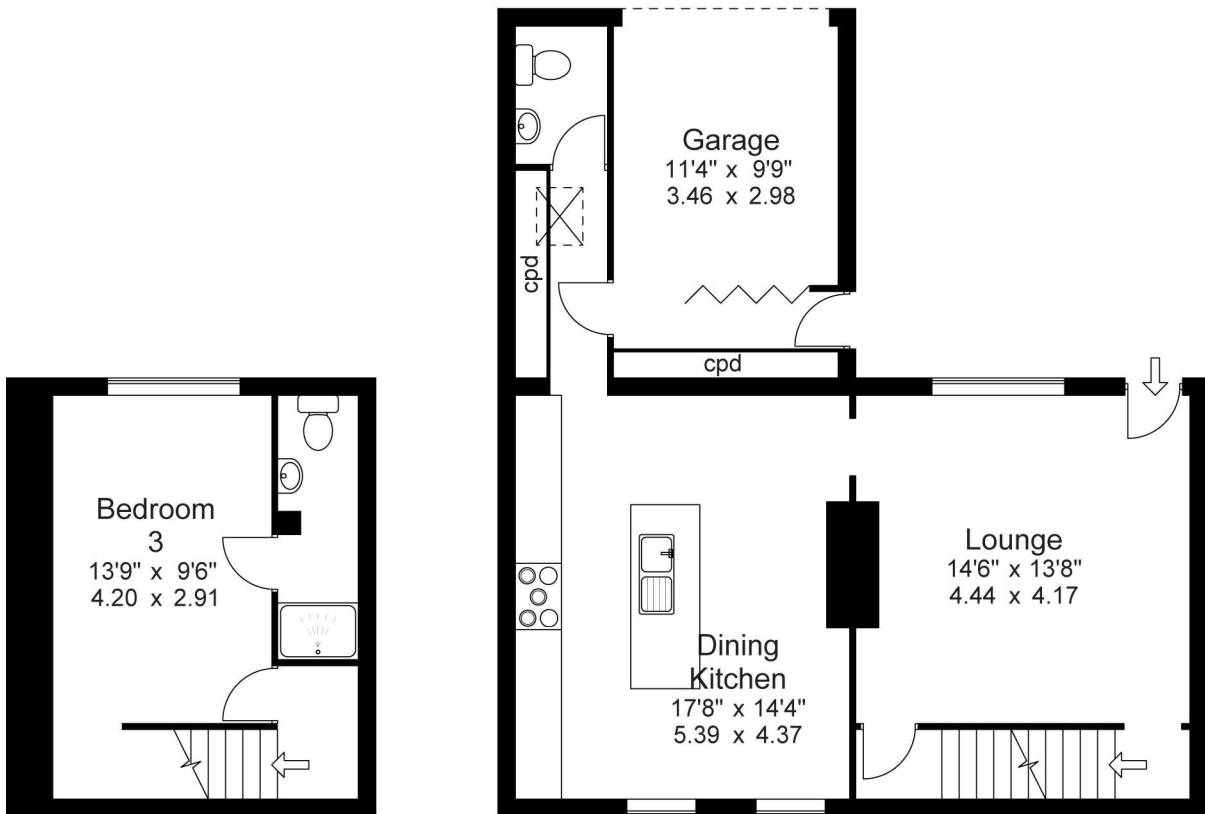
#### DIRECTIONS

Sat Nav HX3 OJF

Approx Gross Floor Area = 1479 Sq. Feet  
= 137.5 Sq. Metres



First Floor



Lower Ground Floor

Ground Floor

For illustrative purposes only. Not to scale.

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