



26 ROTHWELL ROAD SAVILE PARK, HALIFAX

Situated in this extremely convenient and highly desirable residential location, on the outskirts of Savile Park, lies this superior three bedroomed (plus loft conversion) semi-detached residence providing attractive family accommodation. Just step inside this delightful family home and you cannot fail to be impressed by the spacious accommodation provided which briefly comprises an entrance hall, lounge with bay window, open plan kitchen, dining and family room, study, downstairs cloakroom/utility room, cellar, three bedrooms, modern bathroom, a loft conversion, gardens, and a garage. 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 a superior semi-detached residence in this sought after location and as such an early appointment to view is essential to avoid disappointment.

Price Guide: 0/0 £350,000

The uPVC double glazed front entrance doors with arch window above open into the

SPACIOUS ENTRANCE HALL

With uPVC double glazed window to the side elevation, one double radiator and a wood floor.

SIDE ENTRANCE VESTIBULE

With uPVC double glazed entrance door and uPVC double glazed window to the side elevation. From the Entrance Hall a panelled door opens into the

LOUNGE 4.73m x 4.53m



With circular bay window to the front elevation incorporating uPVC double glazed units and enjoying an attractive garden outlook, inset feature fire with coal effect living flame gas fire, cornice to ceiling, one TV point, one double radiator and a wood floor. From the Entrance Hall a door opens to the

OPEN PLAN KITCHEN DINING AND FAMILY ROOM

KITCHEN AREA 3.97m x 3.41m



Being fitted with a range of wall and base units incorporating matching work surfaces with a stainless-steel single drainer 1 1/2 bowl sink unit with mixer tap, integrated five ring gas hob with extractor in stainless steel canopy above and fan assisted electric oven and grill beneath, and an integrated dishwasher. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, cor-

nice to ceiling with inset spotlight fittings and a wood floor.

DINING AREA AND FAMILY ROOM 3.82m x 2.65m



With uPVC double glazed windows to three elevations with uPVC double glazed ceiling section providing this room with its light and spacious aspect, uPVC double glazed French doors open onto the rear garden, one double radiator and a wood floor.

From the Entrance Hall a door opens to the

STUDY 2.84m x 2.37m



With uPVC double glazed window to the rear elevation, one double radiator and a fitted carpet. From the Study a door opens to the

UTILITY ROOM / DOWNSTAIRS CLOAKROOM

With white two-piece suite comprising hand wash basin with mixer tap, low flush WC and plumbing for an automatic washing machine. The Utility Room houses the Worcester combination boiler and has a uPVC double glazed window to the side elevation, a heated towel rail and radiator with cover. From the Entrance Hall a door opens to steps leading down to

KEEP CELLAR

Providing useful storage facilities. From the Entrance Hall stairs with fitted carpet lead to a

HALF LANDING

With uPVC double glazed window to the side elevation and further steps to the

LANDING

With fitted carpet. Door to

BEDROOM ONE 4.50m x 4.69m into bay window



This spacious double bedroom has a bay window to the front elevation providing a light and spacious aspect. Cornice to ceiling, one double radiator and a fitted carpet. From the Landing a door opens to

BEDROOM THREE 2.29m x 2.54m

This single bedroom is presently used as a dressing room and has a uPVC double glazed window to the front elevation, one single radiator and a fitted carpet. From the Landing a door opens to

BATHROOM



With modern white four-piece suite comprising pedestal wash basin, low flush WC, free standing double ended bath with external mixer tap and corner shower cubicle with shower unit. This attractive modern bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls, inset spotlight fittings to the ceiling and two uPVC double glazed windows to the rear elevation. From the Landing a door opens to

BEDROOM TWO 3.87m max x 3.96m narrowing to 2.63m



This second double bedroom has uPVC double glazed windows to two elevations providing a light and spacious aspect, one double radiator and a fitted carpet. Door to under the stair's cupboard providing useful storage facilities. From the Landing a door opens to stairs leading to the

LOFT CONVERSION 6.08mx 4.33m max

With two Velux double glazed skylight windows, electric heater, TV point, door to under the eave's storage and a fitted carpet.

GENERAL

The property is constructed of brick and is surmounted by a blue 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. The property is freehold and is in council tax band C.

EXTERNAL



To the front of the property there is a south facing lawned garden with mature plants and shrubs and a flagged patio and path to the front entrance door. There is also a concrete drive which continues to the side of the property where there is a brick built single garage with up and over door and workshop to the rear. To the rear of the property there is a private landscaped garden with decked entertainment area and mature plants and shrubs.

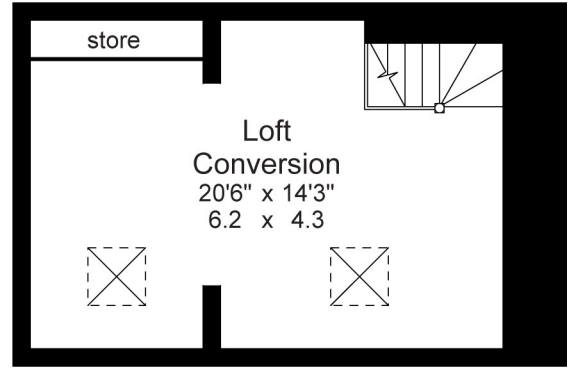
TO VIEW

Strictly by appointment please telephone Property @KempCo on 01422 349222.

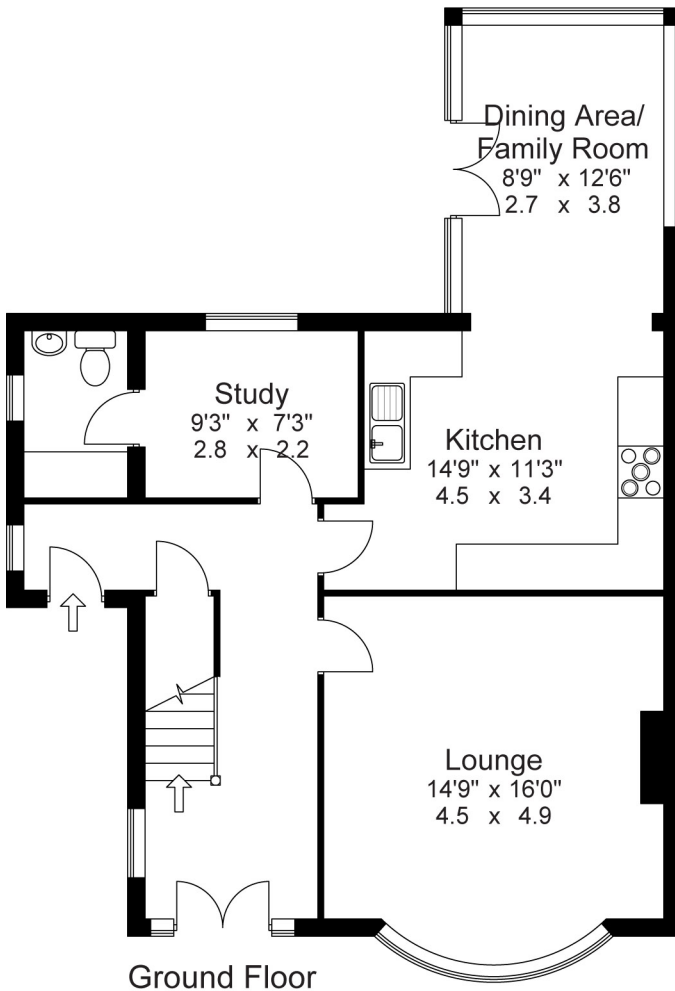
DIRECTIONS

Sat Nav HX1 2HA

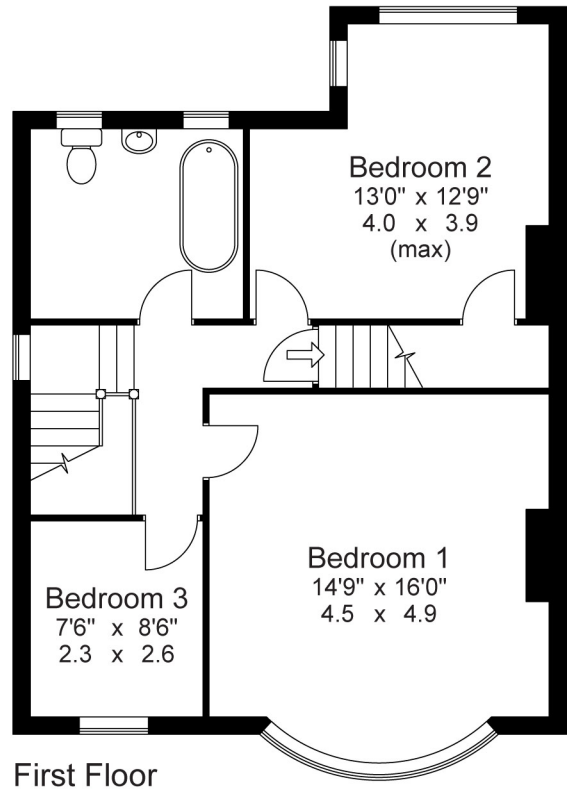
Approx Gross Floor Area = 1666 Sq. Feet
 = 154.8 Sq. Metres



Second Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale.