



11 GLEN TERRACE SAVILE PARK, HALIFAX

Situated in this extremely convenient and popular residential location, on the outskirts of Savile Park, lies this stone built traditional through terraced residence providing deceptively spacious accommodation which will be of special interest to the first-time buyer or property investor. The property briefly comprises an entrance porch, lounge, dining kitchen, basement utility cellar, two large double bedrooms, study, bathroom, uPVC double glazing, gas central heating, small yard to front and rear. 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. 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 £149,995

The uPVC double glazed front entrance door opens into the

ENTRANCE PORCH

With uPVC double glazed windows to three elevations and period mosaic tiled floor.

From the Entrance Porch a door opens into the

LOUNGE 4.25m x 3.63m



With uPVC double glazed window to the front elevation, feature stone and Cornish slate fireplace with log effect living flame fire (decommissioned) on a matching Cornish slate hearth. The fireplace extends to one side providing display and storage facilities. Cornice to ceiling with matching centre rose and picture rail, one TV point, one double radiator and a fitted carpet.

From the Lounge a glass panelled door opens to the

INNER HALL

From the Inner Hall a door opens to the

DINING KITCHEN 4.01m x 3.28m



With modern fitted wall and base units incorporating matching work surfaces with a stainless steel 1 1/2 bowl sink unit with mixer tap, four ring halogen hob with fan

assisted electric oven and grill beneath and extractor above. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, inset spotlight fittings to the ceiling, two uPVC double glazed windows to the rear elevation, one double radiator and a uPVC double glazed rear entrance door with steps down to the rear yard.

From the Dining Kitchen a door opens to cellar head with stone steps down to the

BASEMENT UTILITY CELLAR 3.32m x 4.04m

With white Belfast sink unit, plumbing for an automatic washing machine, period cast iron cooking range to the chimney breast, uPVC double glazed window to the rear elevation, uPVC double glazed rear entrance door and a stone flagged floor, door to

SMALL KEEP CELLAR

Housing the Baxi central heating boiler and electric meter.

From the Utility Cellar door to

SECOND STORE CELLAR 4.29m x 3.65m

With stone flagged floor providing useful storage facilities.

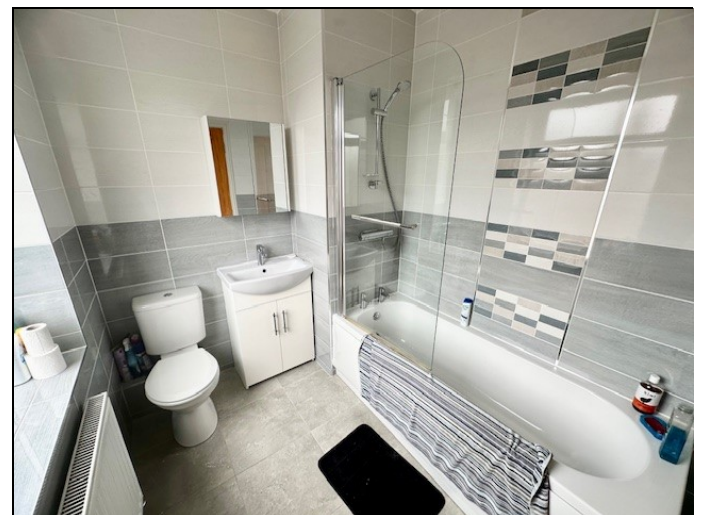
From the Inner Hall stairs with fitted carpet lead to the

FIRST FLOOR LANDING

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

From the Landing a door opens to the

BATHROOM



With modern white three-piece suite comprising hand wash basin in vanity unit, low flush WC and panelled bath with shower unit. The bathroom is fully tiled including the floor and has a uPVC double glazed window to the rear elevation, inset spotlight fittings and one double radiator.

From the Landing a door opens into

STUDY 2.01m x 1.92m



This room has been portioned off from a larger bedroom and is presently used as a study with built-in cupboards and a fitted carpet.

From the Landing a door opens to

BEDROOM ONE 4.25m x 3.65m



This double bedroom has uPVC double glazed window to the front elevation, to one side of the chimney breast there are built-in wardrobes with cupboard space above, one double radiator and a fitted carpet.

From the Landing stairs with fitted carpet lead to

DOUBLE ATTIC BEDROOM TWO 6.62m max x 3.66m max



With uPVC double glazed dormer window to the front elevation and a fitted carpet.

GENERAL

The property is constructed of stone and is surmounted with 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 in council tax band B

EXTERNAL

To the front of the property there is a small garden with path to the front entrance door. To the rear of the property there is a flagged yard.

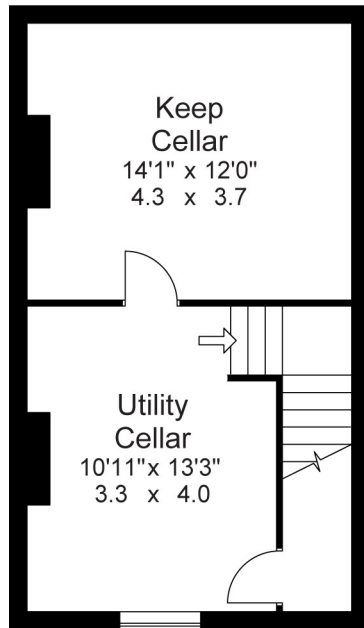
TO VIEW

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

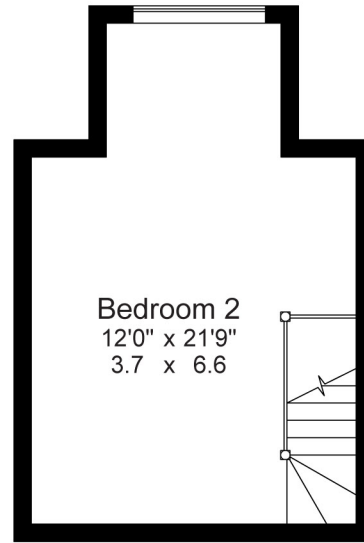
DIRECTIONS

Sat Nav HX1 2YN

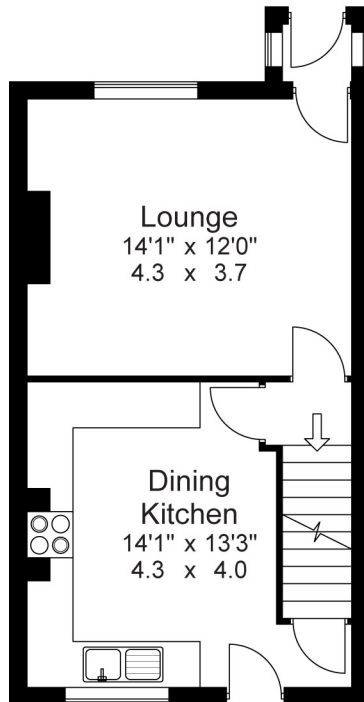
Approx Gross Floor Area = 1305 Sq. Feet
= 121.3 Sq. Metres



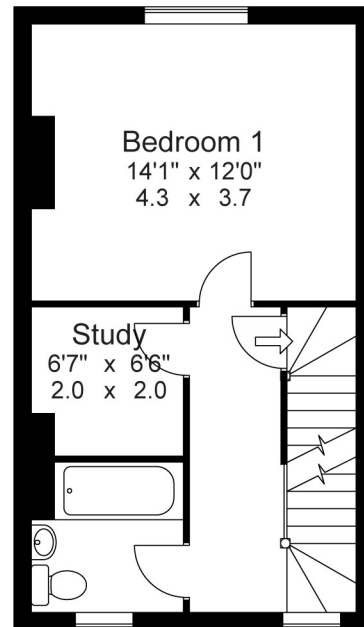
Lower Ground Floor



Second Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale.