



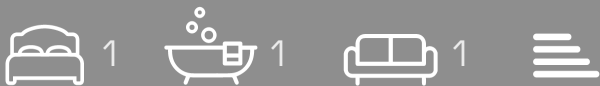
22 Green Terrace Square, Savile Park, Halifax, HX1 3EP

Offers Over £125,000

- : Highly Desirable Location
- : Recently Refurbished
- : Modern Bathroom
- : Garden
- : Realistically Priced
- : Stone Built Period Cottage
- : Modern Kitchen
- : Detached Garage
- : Easy Access To Halifax Town centre
- : Viewing Essential

22 Green Terrace Square, Halifax HX1 3EP

Situated in one of Calderdale's premier residential locations within the heart of Savile Park lies this delightful stone built one bed roomed through-by-light cottage residence. The property has recently been modernised to provide a most attractive cottage and briefly comprises an entrance vestibule, lounge with beamed ceiling, kitchen, cellar, a double bedroom, a modern bathroom, garden, detached garage uPVC double glazing and gas central heating. The property provides excellent access to Halifax town centre and the local amenities of Savile Park and Skircoat Green as well as easy access to the trans-Pennine road and rail network linking the business centres of Manchester and Leeds. The property will be of special interest to the first time buyer or property investor and an early appointment to view is recommended to avoid disappointment.



Council Tax Band: A



ENTRANCE VESTIBULE

Front entrance door. Cornice to ceiling, coat hanging facilities and a wood floor. A door opens into the

LOUNGE

14'6" x 12'0"

With uPVC double glazed fire escape window to the front elevation, feature modern inset living flame log effect fire to the chimney breast, to one side of the chimney breast there are built-in shelves providing useful display and storage facilities, beams and cornice to ceiling, wall mounted TV fittings, one radiator and a wood floor.

From the Lounge a door opens into the

KITCHEN

10'7" max narrowing to 6'7" x 6'7"

With fitted wall and base units incorporating matching work surfaces with 1 1/2 bowl sink unit with mixer tap, gas cooker and extractor above. The kitchen has matching splash backs with complementing colour scheme to the remaining walls, uPVC double glazed window to the rear elevation, one radiator and plumbing for a washing machine.

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

KEEP CELLAR

Providing useful storage facilities.

From the Lounge a door opens to a small

INNER HALL

With stairs with fitted carpet leading to the

FIRST FLOOR LANDING

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

From Landing a door opens to the

BATHROOM

With modern white three piece suite comprising hand wash basin in vanity unit with mixer tap, low flush WC and panelled bath with Bristan electric shower unit. The bathroom is tiled around the suite with complementing colour scheme to the remaining walls, uPVC double glazed window to the rear elevation, laminate wood floor and one radiator.

From the Landing a door opens into

DOUBLE BEDROOM

9'7" x 13'2"

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

GENERAL

The property is constructed of stone and has a stone 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 A.

EXTERNAL

To the front of the property there is a garden and a detached garage with electric up and over door and a further parking space to the front.



Directions

SAT NAV HX1 3EP

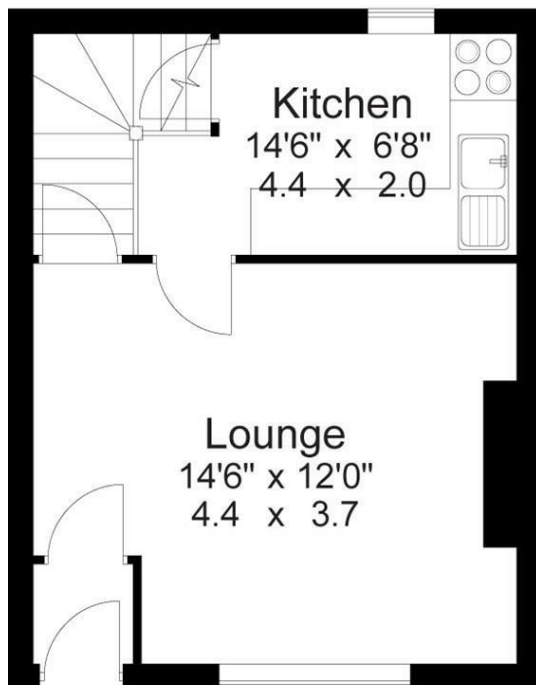
Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

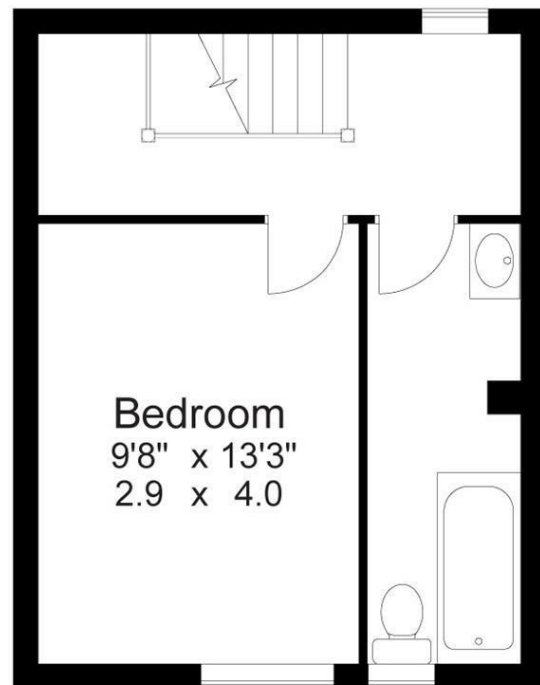
EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Floor Area = 545 Sq. Feet
= 50.6 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.