



Heathway, Albert Promenade, Savile Park, Halifax, HX3 OHZ

Offers Over £375,000

- : Highly Desirable Residential Location
- : Delightful Family Home
- : Spacious Bathroom & Downstairs Cloakroom
- : Extended Kitchen
- : Requires Modernising
- : Superb Panoramic Views
- : 3 Good Sized Bedrooms
- : 2 Reception Rooms
- : Close To Outstanding Schools
- : Viewing Essential



# Albert Promenade, Halifax HX3 0HZ

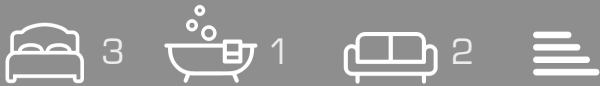
Situated in the desirable area of Albert Promenade, Savile Park, this delightful extended semi-detached period home, offers a perfect blend of character and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant dining space. The layout of the home promotes a warm and welcoming atmosphere, making it an ideal setting for family gatherings or quiet evenings in.

The property features a well-appointed bathroom and downstairs cloakroom, ensuring convenience for all residents. The semi-detached nature of the house allows for a sense of privacy while still being part of a friendly community.

Outside, you will find off road parking available together with a detached garage with a Laundry room to the rear, and good sized gardens to both front and rear. The surrounding area boasts a variety of local amenities, including shops, outstanding schools, and parks, making it a convenient choice for everyday living.

This charming home on Albert Promenade does require modernising, which is reflected in the asking price, and provides a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a spacious and well-designed property. Don't miss the chance to make this house your new home.



Council Tax Band: E



### ENTRANCE PORCH

With uPVC double glazed windows to either side, glass panelled arched doorway with glass panelled door opens into the

### ENTRANCE HALL

With a circular leaded and stained glass window to the side elevation, cornice to ceiling, one double radiator and a fitted carpet. A door opens into the

### DOWNSTAIRS CLOAKROOM

With white two piece suite comprising hand wash basin and low flush WC. The cloakroom is fully tiled and has an extractor fan.

From the Entrance Hall a door opens into the

### LOUNGE

13'1" x 12'4"

With feature fireplace incorporating wood fire surround with coal effect living flame fire with marble surround on a matching marble hearth, cornice to ceiling, one single radiator and a fitted carpet.

From the Lounge a glass panelled door with windows to either side opens into the

### CONSERVATORY

12'3" x 8'10"

With double glazed windows to three elevations and French doors opening onto the south-facing front garden, an electric heater and a tiled floor.

From the Entrance Hall a door opens to the

### EXTENDED DINING ROOM

21'1" x 12'5" narrowing to 11'3"

With feature fireplace to the chimney breast incorporating wood fire surround with electric fire with marble inset and hearth, cornice to ceiling, two radiators and a laminate wood floor. To the rear elevation is a floor to ceiling uPVC double glazed window and uPVC double glazed rear entrance door opening onto the garden.

From the Entrance Hall a door opens to the

### KITCHEN

17'10" x 8'5" narrowing to 7'3"

This extended kitchen is fitted with modern wall and base units incorporating matching work surfaces with a stainless steel 1 1/2 bowl sink unit with mixer tap, four ring electric hob with fan assisted electric oven and grill. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, uPVC double glazed window to the rear elevation, one double radiator, door to under the stairs pantry providing useful storage facilities.

From the Kitchen there is a side entrance door opening to the wooden side entrance porch with windows to three elevations and doors opening to the front and rear gardens.

From the Entrance Hall a spindled staircase with fitted carpet lead to the

### HALF LANDING

With uPVC double glazed window to the side elevation, the spindled staircase continues to the

### FIRST FLOOR LANDING

With cornice to ceiling and a fitted carpet. Door to

### BEDROOM THREE

8'5" x 7'10" narrowing to 6'2"

With uPVC double glazed window to the front elevation enjoying superb panoramic views, one single radiator and a fitted carpet.

From the Landing door opens to

### BEDROOM ONE

12'4" x 12'5"

This double south facing bedroom has a uPVC double glazed window to the front elevation enjoying superb panoramic views, cornice to ceiling, one single radiator and a fitted carpet.

From the Landing a door opens to



## BEDROOM TWO

12'5" x 12'4"

This second double bedroom has a uPVC double glazed window to the rear elevation overlooking the rear garden. To either side of the chimney breast there are built-in wardrobe facilities with cupboard space above and a hand wash basin in a vanity unit, cornice to ceiling, one single radiator and a fitted carpet.

From the Landing a door opens to the

## BATHROOM

With white four piece suite comprising pedestal wash basin, low flush W/C, panelled bath with Victorian style mixer shower tap and a shower cubicle with rainfall shower unit. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls, uPVC double glazed windows to the side and rear elevations, door to cupboard housing the central heating boiler and airing shelves. The bathroom has an Extractor fan, one single radiator, and provides access to loft.

## GENERAL

The property is constructed of iron stone and has the benefit of all mains services, gas, water and electric with the added benefit of majority uPVC double glazing and gas central heating. The property is freehold and is in council tax band D

## EXTERNAL

To the front of the property there is a lawned garden with mature plants and shrubs and a path leading to the front entrance door and access onto Albert Promenade. To the rear of the property there is a lawned garden with mature plants and shrubs, a tarmacked area providing off road parking, and access to a stone built garage with an up and over door. To the rear of the garage is a Wash Room which has an electric and water supply.











## Directions

SAT NAV HX3 0HZ

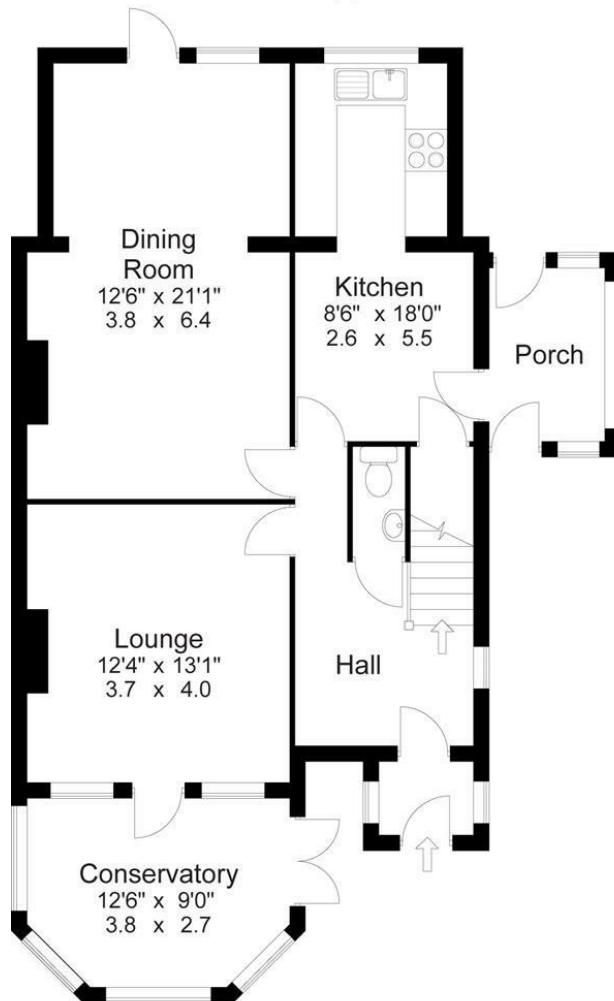
## Viewings

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

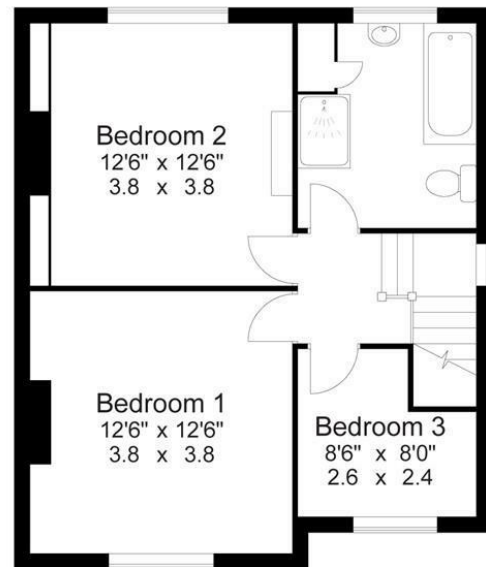
## EPC Rating:

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

Approx Gross Floor Area = 1376 Sq. Feet  
= 127.8 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.