



**Savile Drive, Halifax, HX1 2EU**



**welcome to**

**Savile Drive, Halifax**

Savile Park location- two bedroom semi-detached property marketed at Offers Over £225,000 which is being sold partly furnished - speak to the agent for further details. Well-presented offering excellent accommodation with lovely well-maintained gardens. Contact us now to view!



### **Entrance Hall**

Enter the property through a composite door to the side elevation into the entrance hall where there is tiled flooring, ceiling light point and gas central heating radiator.

### **Lounge**

15' 4" x 14' 7" ( 4.67m x 4.45m )

Spacious well presented lounge with a double glazed windows to the front & rear elevation, two wall lights and ceiling light point. Boasting a log burner and the lounge itself has carpeted flooring.

### **Kitchen/Diner**

17' 9" x 13' 9" ( 5.41m x 4.19m )

Fitted kitchen with an extensive range of wall & base units, worksurfaces over incorporating a farmhouse sink with mixer tap and tiled splashback. There is a double glazed window to the rear elevation and bi-folding doors which provide access to the rear garden, ceiling spotlights and gas central heating radiator. With a wine fridge, range cooker, American fridge freezer and boasting a centre island. The kitchen itself has tiled flooring and benefits from underfloor heating.

### **First Floor Landing**

With carpeted flooring, ceiling light point and double glazed window to the rear elevation. The loft is also accessible from the first floor landing.

### **Bedroom One**

15' 3" x 14' 7" ( 4.65m x 4.45m )

Double bedroom with double glazed windows to the front elevation, gas central heating radiator and ceiling light point. The bedroom itself benefits from fitted wardrobes and has LVT flooring.

### **Bedroom Two**

9' 8" x 7' 7" ( 2.95m x 2.31m )

With carpeted flooring, ceiling light point, gas central heating radiator and a double glazed window to the rear elevation.

### **Shower Room**

The modern family shower room comprises of a back to wall wc, wash hand basin with vanity unit and shower with sliding glass shower screen. There is a frosted double glazed window to the rear elevation, ceiling spotlights and the shower room itself is fully tiled and benefits from under floor heating.

### **Externally**

To the front of the property there is a block paved driveway providing off street parking and a well maintained lawn with flowerbeds. To the rear of the property there is a well-maintained garden which has a decking area with pergola over, astro turf and providing space for garden furniture.



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## Savile Drive, Halifax

- PART FURNISHED
- POPULAR LOCATION SAVILE PARK
- UNDER FLOOR HEATING
- CLOSE TO GOOD SCHOOLS & LOCAL AMENITIES
- WELL-MAINTAINED FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

offers over

**£225,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX112017 - 0002

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