



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)

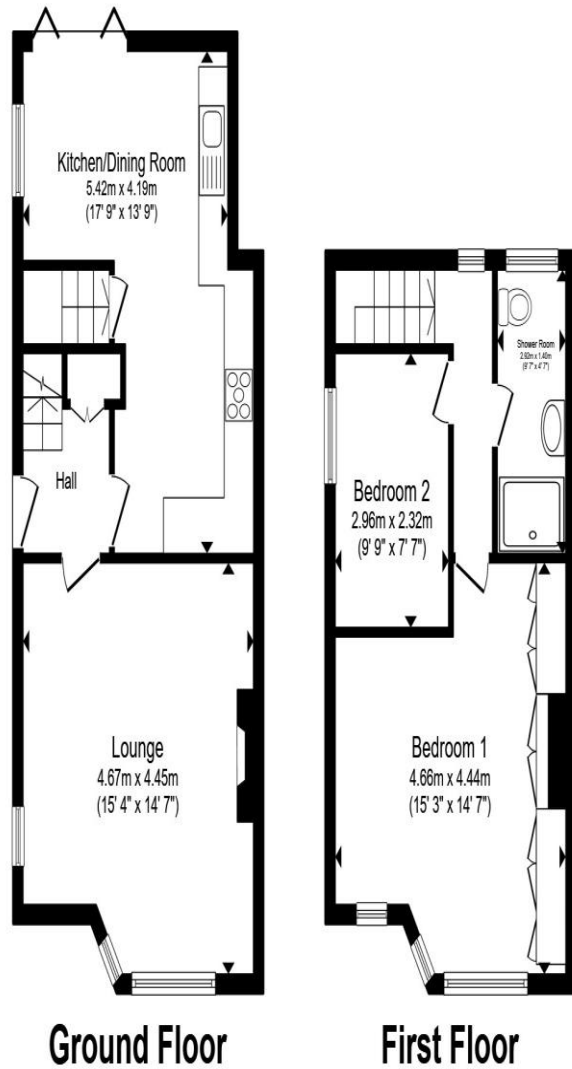
With carpeted flooring, ceiling light point, gas central heating radiator and a double-glazed window to the rear elevation.

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.



Total floor area 79.0 m² (850 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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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: D
Council Tax Band: C

offers over
£225,000



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Property Ref:
HFX112017 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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