

Peter David Properties

Residential Sales and Lettings

Savile Park £125,000



Savile Park, Halifax

With views over Savile Park, this cottage makes a splendid first time buyer home. Peter David are pleased to bring this attractive two bedroom property to the market, with both gas central heating and PVCu double glazing, the property is conveniently located at Savile Park with good access to the town and the M62 network just 10 minutes drive away.

Savile Park is a well regarded and very popular residential area because of the open green expanse of the park which is used daily by runners and walkers and hosts a number of events throughout the year including the Annual Halifax Charity Gala and the Agricultural Show. At weekends you can watch football, rugby or cricket matches as local teams compete, certainly a nice way to relax.

The accommodation briefly comprises of an entrance vestibule, living room, a galley kitchen, useful cellar, a large double bedroom and bathroom. To the front is a very useful and private block paved patio. There is ample off street parking. All the rooms overlook the park.

We would strongly recommend an internal inspection to appreciate the enviable position the property occupies and the character and charm the property offers. Please direct your enquiry to our sales team who will be happy to assist.

Features

- Super views over the park from all the rooms
- Enclosed block paved patio to the front
- Two double bedrooms
- Gas Central Heating
- PVCu double glazing
- Boasts charm and character throughout
- Walking distance to Halifax centre
- EPC Rating: E
- Motorway network only 10 minutes drive away
- To view call our sales team 01422 366948

Accommodation

Ground floor

Entrance

Access via a wooden door into the hallway with a central heating radiator and staircase to the first floor.

Lounge 4.42m (14'6") x 3.63m (11'11")

Large room having a multi-fuel stove to the centre, central heating radiator, double glazed window and the door leading down to the cellar.

Kitchen 2.84m (9'4") x 1.40m (4'7")

Having matching wall and base units, with work tops incorporating stainless steel sink and drainer. With integrated electric oven, space for under counter fridge, central heating radiator and two double glazed windows.

First Floor

Bedroom One 4.47m (14'8") x 3.23m (10'7")

Double room with two fitted double wardrobes, central heating radiator and double glazed window.

Bathroom 1.80m (5'11") x 1.60m (5'3")

Fully tiled three piece suite comprising of WC, wash basin and bath with overhead shower. Having a heated chrome towel rail and frosted double glazed window.

Second Floor

Bedroom Two 3.35m (11'0") x 4.09m (13'5")

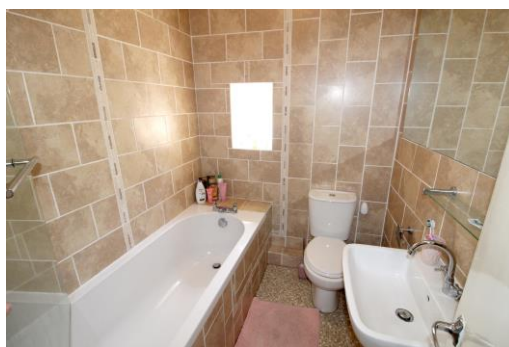
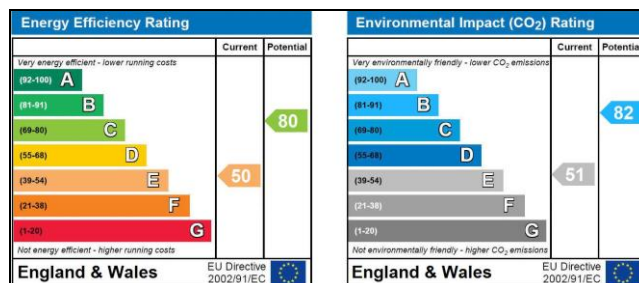
Further double room with a velux window and central heating radiator.

External

To the front of the property is an enclosed and private block paved patio. Ample on street parking.

Directions

Please use postcode HX1 3EW for sat navigation.



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