



20 BROOMFIELD AVENUE SAVILE PARK, HALIFAX

Situated in one of Calderdale's premier residential locations, within the heart of Savile Park and Skircoat Green, lies this four-bedroomed, detached residence providing superb family accommodation on a very large plot. This delightful, detached family home briefly comprises an entrance hall, downstairs cloakroom, modern fully fitted breakfast kitchen, dining room, spacious lounge, integral double garage, four bedrooms (master en suite), a modern bathroom, large gardens to front and rear, uPVC double glazing and gas central heating. The property provides excellent access to the local amenities of Savile Park and Skircoat Green, including outstanding schools as well as easy access to Halifax town centre and the trans-Pennine road and rail network linking the business centres of Manchester and Leeds. Very rarely does the opportunity arise to purchase a property in this sought-after location and as such an early appointment to view is strongly recommended in order to avoid disappointment.

Price Guide: 0/0 £540,000



The glass panelled front entrance door opens into the

ENTRANCE HALL

With a spindled staircase leading to the first-floor accommodation, one double radiator, double doors to cloaks cupboard providing useful storage facilities, and a wooden floor.

From the Entrance Hall a panelled door opens into the

DOWNSTAIRS CLOAKROOM

Which is fully tiled and has a hand wash basin with mixer tap and a low flush W., uPVC double glazed window to the front elevation and a chrome heated towel rail/radiator.

From the Entrance Hall a panelled door opens to the

SPACIOUS LOUNGE 7.54m into bay window x 3.93m

With angular bay window to the front elevation incorporating uPVC double glazed units and further uPVC double glazed window to the rear elevation provides this room with its light and spacious aspect and enjoys attractive garden views. Feature in-built fireplace to the chimney breast with coal effect living flame gas fire on a Cornish slate hearth. Cornice to ceiling, two double radiators, one TV point and a fitted carpet.

From the Entrance Hall a panelled door opens into the

DINING ROOM 2.87m x 3.41m

This room is presently used as a Snug and has a uPVC double glazed door opening onto the rear garden with floor to ceiling, uPVC double glazed windows to either side, cornice to ceiling, one single radiator, one TV point and a laminate wood floor.

From the Entrance Hall a panelled door opens into the

BREAKFAST KITCHEN 5.06m x 2.70m

The kitchen is fully fitted with a range of modern white wall and base units incorporating matching work surfaces with 1 ½ bowl sink unit with mixer tap, four ring electric hob with extractor in pull-out canopy above, fan assisted electric oven and grill beneath, integrated dishwasher and an integrated fridge. This attractive kitchen has matching splash backs with complementing colour scheme to the remaining walls, inset spotlight fittings to the ceiling, uPVC double glazed window to the rear elevation enjoying an attractive garden view, and one double radiator.

From the Kitchen a door opens to the

INTEGRAL GARAGE 5.34m x 4.43m

With an electric up and over door, power and light. There is plumbing for a washing machine and power point for tumble dryer. The garage houses the Ideal Instinct combination boiler (installed in 2022), a uPVC double glazed window to the rear elevation and a rear entrance door.

From the Entrance Hall a spindled staircase leads to the

FIRST FLOOR LANDING

With fitted carpet, uPVC double glazed window to the front elevation, one single radiator and access to the insulated loft.

From the Landing a door opens into

BEDROOM FOUR 2.86m x 2.99m

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

From the Landing a panelled door opens into

BEDROOM ONE 4.56m narrowing to 3.55m x 3.91m

With uPVC double glazed window to the rear elevation enjoying a garden outlook, fitted bedroom furniture to two walls including fitted wardrobes, chest of drawers and dressing table, one single radiator and a fitted carpet.

From the Bedroom a panelled door opens into the

EN SUITE SHOWER ROOM

With modern white three-piece suite comprising hand wash basin in vanity unit with mixer tap, low flush WC and a corner shower cubicle with rainfall and handheld shower units. The en suite is fully tiled and has a matching floor.

From the Landing a panelled door opens into

BEDROOM THREE 3.66m narrowing to 2.65m x 2.87m

With uPVC double glazed window to the rear elevation enjoying an attractive garden outlook, one single radiator and a fitted carpet.

From the Landing a panelled door opens into

BEDROOM TWO 2.71m x 4.08m

With uPVC double glazed window to the rear elevation enjoying an attractive garden outlook and a fitted carpet.

From the Landing a door opens to the

BATHROOM

It has a modern three-piece suite comprising a hand wash basin in vanity unit with mixer tap, low flush WC, and a large walk-in shower cubicle with Aqualisa shower unit. This attractive bathroom is tiled around the suite with complementing colour scheme to the remaining walls, panelled door opens to a cupboard with shelves providing useful storage facilities, modern vertical radiator, and a uPVC double glazed window to the front elevation.

GENERAL

The property has the benefit of all mains services gas, water and electric and has the added benefit of majority uPVC double glazing and gas central heating. The property is freehold, and the council tax band is F.

EXTERNAL

To the front of the property there is a large garden with lawn, mature plants and shrubs, a tarmac drive providing parking for several vehicles and leading to the integral garage. There is a flagged patio area and a covered entrance porch with steps leading to the entrance door. To either side of the property there is a path leading to a larger private enclosed rear garden with a flagged patio, raised decked area, lawn, summer house, mature trees and shrubs.

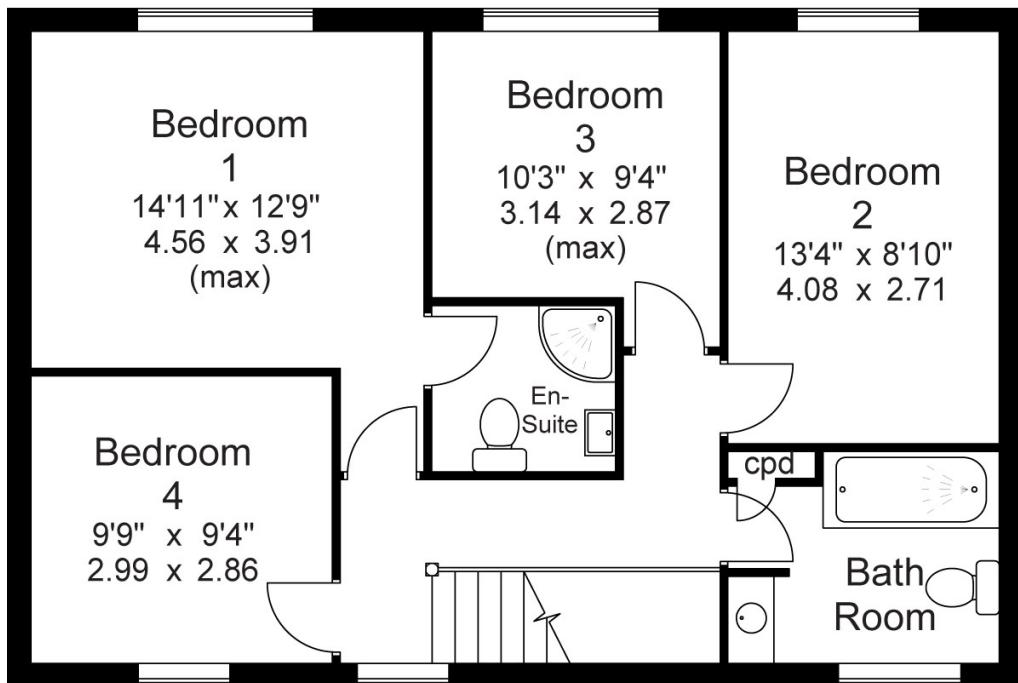
TO VIEW

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

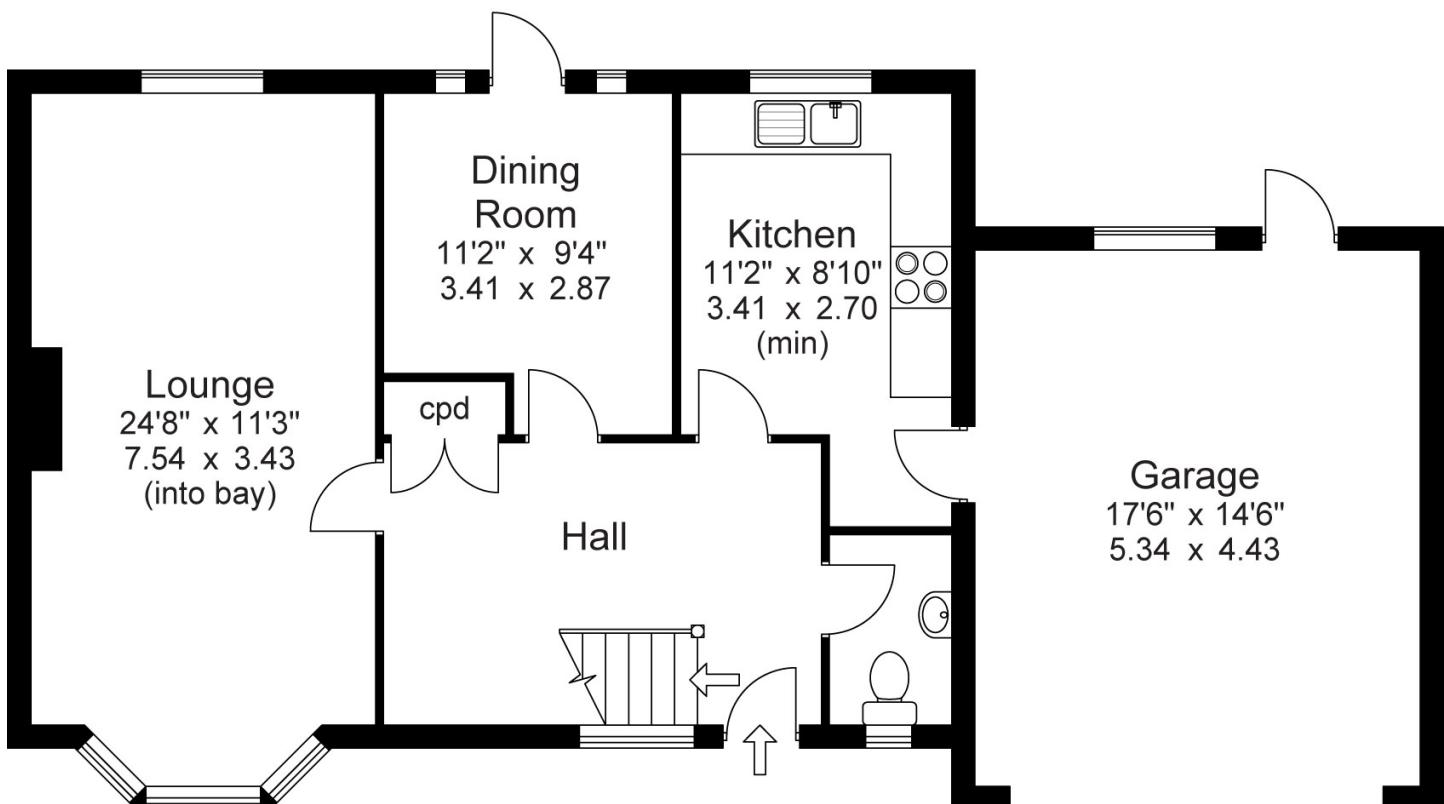
DIRECTIONS

Sat Nav HX3 0JF

Approx Gross Floor Area = 1287 Sq. Feet
(Excluding Garage) = 119.30 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

