



## 58 BROOMFIELD AVENUE SAVILE PARK, HALIFAX

Situated in one of Calderdale's premier residential locations, lies this delightful two bed roomed, ground floor apartment, providing attractive accommodation with the benefit of its own garden and garage. The property briefly comprises an entrance porch, L shaped Lounge and Dining Area, a modern fitted kitchen with appliances, two double bedrooms (master with en suite shower room), a modern bathroom, garden, garage, gas central heating and uPVC double glazing. The property provides excellent access to the local amenities of Skircoat Green and Savile Park as well as easy access to Halifax town centre and the Calderdale Royal Hospital. Very rarely does the opportunity arise to purchase a ground floor apartment in this highly desirable location and as such an early appointment to view is strongly recommended in order to avoid disappointment.

**Price Guide: 0/0 £210,000**

The uPVC double glazed front entrance door opens into the

#### ENTRANCE PORCH

With uPVC double glazed window to the side elevation, and a door to the cloak's cupboard providing useful storage facilities.

From the Entrance Porch a door opens into the

#### LOUNGE 5.80m x 3.90m



With feature stone and Cornish slate fireplace with an electric coal effect living flame fire, uPVC double glazed window to the front elevation, cornice to ceiling, one double radiator, one TV point and a fitted carpet.

From the Lounge through to the

#### DINING AREA 2.58m x 2.40m



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

From the Dining Area a door opens into the

#### MODERN FITTED KITCHEN 2.40m x 3.24m



This delightful kitchen is fully fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless-steel single drainer 1 1/2 bowl sink unit with mixer tap, four ring halogen hob with extractor in pull-out canopy above and fan assisted electric oven and grill beneath, integrated fridge freezer, and an integrated dishwasher. This attractive kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls. It houses the Ideal combination boiler and has inset spotlight fittings to the ceiling, one single radiator, uPVC double glazed window to the front elevation and a uPVC double glazed side entrance door.

From the Lounge a door opens to the

#### INNER HALL

With door to cupboard with fitted shelves providing useful storage facilities, sliding doors open into a store cupboard with coat hanging and storage facilities. From the Inner Hall a door opens into the

#### BATHROOM



With modern white three-piece suite comprising pedestal wash basin, low flush WC and a panelled bath. The bathroom is tiled around the suite with

complementing colour scheme to the remaining walls, uPVC double glazed window to the side elevation, and one double radiator.

From the Inner Hall a door opens to

#### **BEDROOM TWO 3.01m x 2.53m**



With fitted bedroom furniture comprising wardrobe, chest of drawers, and a dressing table with drawers and cupboards, uPVC double glazed window to the rear elevation enjoying a nice garden outlook, one single radiator and a fitted carpet.

From the Inner Hall a door opens into

#### **BEDROOM ONE 3.32m x 3.50m**



This double bedroom has fitted bedroom furniture comprising wardrobes, dressing table, corner shelving units, concealed lighting, uPVC double glazed window to the rear elevation, one single radiator and a fitted carpet.

From the Bedroom a folding door opens to the

#### **EN SUITE SHOWER ROOM**

With a three-piece suite comprising hand wash basin with mixer tap, low flush WC and corner shower cubicle

with shower unit. The en suite is fully tiled and has an extractor fan and one single radiator.



#### **EXTERNAL**



To the front of the property there is a garden with mature plants and shrubs, a tarmac drive which leads to the side of the property where there is parking facilities and a single garage with an up and over door. The garage has power and light and is plumbed for a washing machine. There is a garden to the side of the property with a path leading to the side entrance door.

#### **GENERAL**

The property is Leasehold on a 999-year lease commencing in 1984. The owners also own the freehold interest and there isn't a service charge or ground rent to pay. It has the benefit of all mains services, gas, water and electricity with the added benefit of gas central heating and uPVC double glazing. Council tax band C

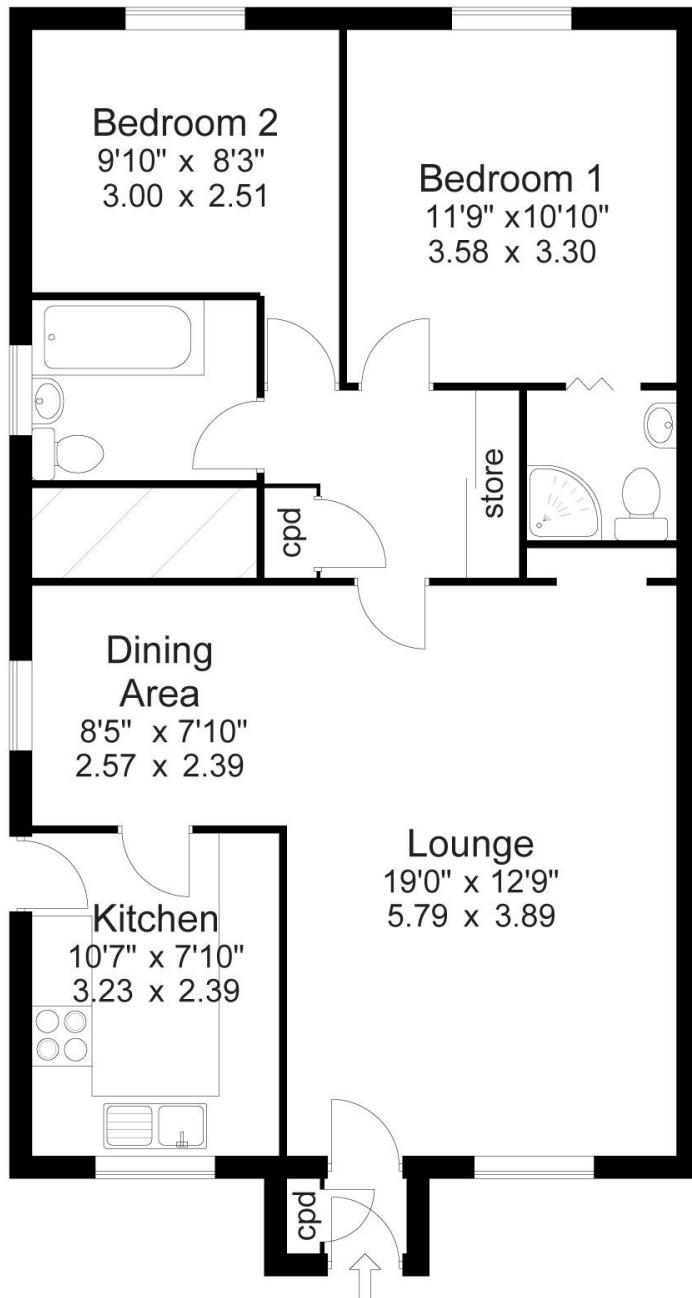
#### **TO VIEW**

Strictly by appointment please telephone [Property@Kemp&Co](mailto:Property@Kemp&Co) on 01422 349222.

#### **DIRECTIONS**

Sat Nav HX3 0JF

Approx Gross Floor Area = 816 Sq. Feet  
= 75.8 Sq. Metres



For illustrative purposes only. Not to scale.