



17 LINDEN ROAD SAVILE, PARK, HALIFAX

Situated in this highly desirable and much sought-after residential location, on the outskirts of Savile Park, lies this two bedroomed quasi semi-detached residence, providing attractive accommodation with a delightful garden. The property briefly comprises of a lounge, modern fitted kitchen, conservatory, two bedrooms, a bathroom, garage, garden, upvc double glazing and gas central heating. The property provides excellent access to the local amenities of Skircoat Green and Savile Park as well as easy access to Halifax town centre. The property is being offered for sale at this realistic asking price in order to encourage a prompt sale and an early appointment to view is strongly advised to avoid disappointment.

Price Guide: O/A £185,000

The uPVC double glazed front entrance door opens into the

CONSERVATORY 9'4 x 7'6



With uPVC double glazed windows to three elevations and taking full advantage of the attractive garden outlook. From the Conservatory uPVC double glazed door opens into the

LOUNGE 18'6 x 9'10



With aluminium double-glazed patio doors opening into the Conservatory. Feature fireplace with coal effect living flame gas fire on a matching hearth, one TV point, one double radiator. Door to under the stair's cupboard providing useful storage facilities.

From the Lounge a sliding door opens into the

MODERN FITTED KITCHEN 12'3 x 5'10

Being fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless-steel single drainer sink unit with mixer tap, four ring gas hob with extractor hood above and fan assisted electric oven and grill beneath, integrated fridge freezer, and plumbing for an automatic washing machine. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and a uPVC double glazed window to the front elevation, combination boiler and one single radiator.



From the Lounge stairs with uPVC double glazed window to the side elevation, lead to the

FIRST FLOOR LANDING

With access to an insulated loft. From the Landing a door opens to the

BATHROOM



With modern white three-piece suite comprising pedestal wash basin, low flush WC and panelled bath with mixer shower tap. The bathroom is fully

tiled and has a Velux double glazed skylight window and a chrome heated towel rail/radiator.

From the Landing a door opens into

BEDROOM TWO 11'10 x 6'9



With two Velux double glazed skylight windows, one TV point, one single radiator, and a fitted carpet.

From the Landing a door opens to

BEDROOM ONE 14'10 x 8'7



With two Velux double glazed skylight windows, one single radiator and a fitted carpet.

GENERAL

The property is constructed of stone and is surrounded with a tiled roof. It has the benefit of all mains services, gas, water and electric with the added benefit of gas central heating, and uPVC double glazing. The property is Freehold and is in Council Tax Band C

EXTERNAL



There is a delightful enclosed garden with gates opening onto the tarmac drive leading to the single garage (5.61m x 2.46m) with an up and over door power and light, There is a lawned garden with flower and shrub border and a flagged patio and path leading to the front entrance door. To the side of the property there is a further path.



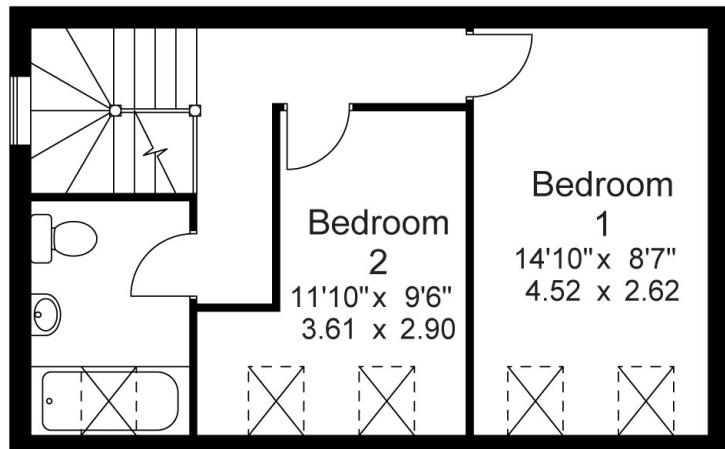
TO VIEW

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

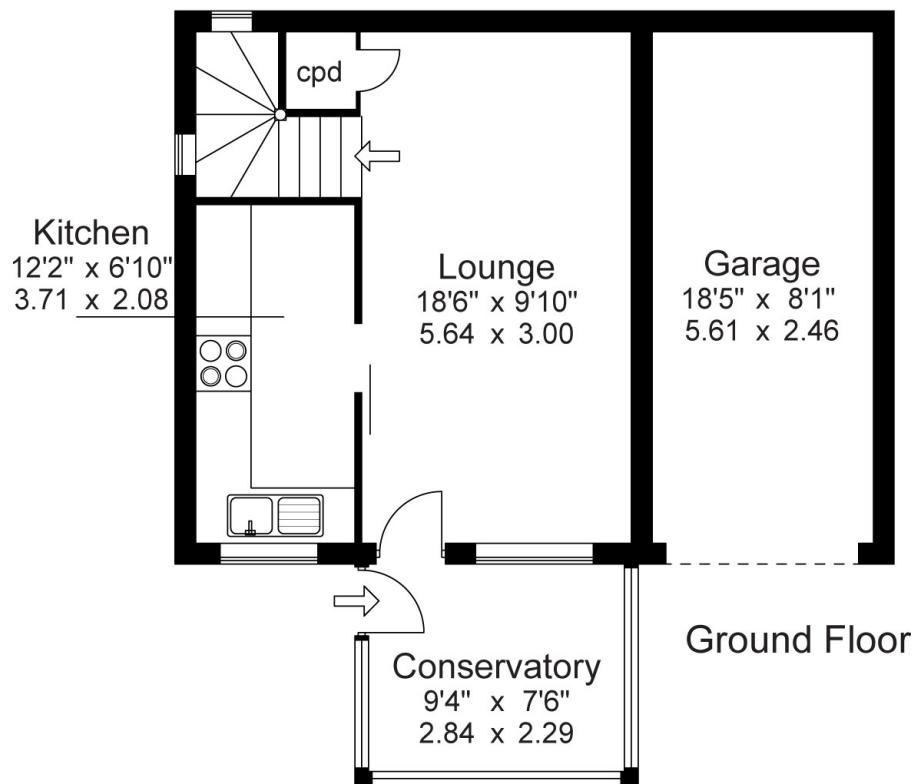
DIRECTIONS

SAT NAV HX3 0BS

Approx Gross Floor Area = 729 Sq. Feet
(exc. Garage, inc. Conservatory) = 67.7 Sq. Metres



First Floor



For illustrative purposes only. Not to scale.