



8 EDGEFIELD GROVE KENSINGTON ROAD, SAVILE PARK

Situated in one of Calderdale's premier residential locations within the heart of Savile Park lies this spacious four bedroomed end town house providing attractive and spacious family accommodation. The property briefly comprises an entrance hall, modern fitted breakfast kitchen, utility room, downstairs cloakroom, two reception rooms, four bedrooms (master en suite), family bathroom, garage, off road parking and private enclosed garden to the rear. Just step inside this delightful property and you cannot fail to be impressed by the quality family accommodation provided by this modern stone-built residence. 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 four bedroomed property in this sought-after location at an affordable price and as such an early appointment to view is essential to avoid disappointment.

Price Guide: £335,000

The front entrance door opens into the

ENTRANCE HALL

With cornice to ceiling, one single radiator, and a wood floor. Door to

DOWNSTAIRS CLOAKROOM

With modern white two-piece suite comprising hand wash basin and low flush WC, and one single radiator.

From the Entrance Hall a door opens to the

BREAKFAST KITCHEN 4.83m x 2.84m



Being fitted with a range of modern wall and base units incorporating matching work surfaces with stainless steel 1 1/2 bowl sink unit with mixer tap, four ring gas hob with extractor in stainless steel canopy above, fan assisted electric oven and grill and an integrated dishwasher and space for an American style fridge freezer. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, inset spotlight fittings to the ceiling, uPVC double glazed window to the front elevation and side elevations, one double radiator and a wood floor.



From the Kitchen through to the

FAMILY DINING ROOM ROOM 4.80m x 3.99m



With uPVC double glazed floor to ceiling windows to either side of French doors opening onto the rear garden, cornice and inset spotlights to the ceiling, one double radiator, one TV point, one telephone point and a wood floor

From the Family Dining Room a door opens into the

UTILITY ROOM

With built-in cupboard and work surface with plumbing for an automatic washing machine, one single radiator, inset spotlight fittings to the ceiling and an extractor fan.

From the Entrance Hall a spindled staircase with fitted carpet leads to the

FIRST FLOOR LANDING

With inset spotlight fittings one radiator and a fitted carpet.

From the Landing a door opens to the

LOUNGE 4.84m x 4.47m into bay window



With angular bay window to the front elevation with uPVC double glazed units enjoying attractive open views, and

further uPVC double glazed window to the rear elevation providing this room with it's light and spacious aspect. One double radiator, one TV point, one telephone point and a fitted carpet. From the Landing a door opens into

BEDROOM ONE 2.92m x 4.83m



This double bedroom has a uPVC double glazed window to the front and side elevations, built-in wardrobes with sliding doors to one wall, one double radiator, one TV point, one telephone point, and a fitted carpet. From the bedroom a door opens to

EN SUITE SHOWER ROOM

With white three-piece suite comprising pedestal wash basin, low flush WC and corner shower cubicle with shower unit. The en suite is extensively tiled around the suite with complementing colour scheme to the remaining walls, inset spotlight fittings to the ceiling, uPVC double glazed window to the front elevation and one single radiator. From the Landing a spindled staircase with fitted carpet leads to the

SECOND FLOOR LANDING

With, access to loft, one single radiator, door to airing cupboard with fitted shelves and cylinder. From the Second Floor Landing a door opens to

BEDROOM FOUR 2.39m x 2.57m

This single bedroom is presently used as an office and has a uPVC double glazed window to the rear elevation enjoying panoramic views, one single radiator and a fitted carpet. From the Landing a door opens to

BEDROOM THREE 2.34m x 3.12m

This third double bedroom has a uPVC double glazed window to the rear elevation enjoying open panoramic views, one single radiator and a fitted carpet. From the Landing a door opens to

BATHROOM

With modern white three-piece suite comprising pedestal wash basin, low flush WC and panelled bath with shower unit. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls, inset spotlight fittings to ceiling, extractor fan,

light tube, and one radiator. From the Landing a door opens to

BEDROOM TWO 4.84m x 3.12m



This spacious double bedroom has two uPVC double glazed windows to the front elevation, two single radiators and a fitted carpet.

GENERAL

The property is constructed of stone and surmounted with interlocking concrete tiles. It has the benefit of all mains services gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property is Freehold and is in Council tax band D.

EXTERNAL



To the front of the property there is a small garden with path to the front entrance door, there is a single garage in a block of three with an electric up and over door and a designated parking place for up. To the rear of the property there is an enclosed private garden with a stone flagged patio and lawn.

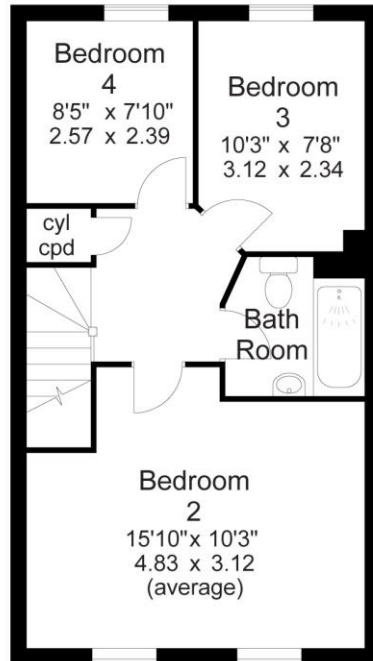
TO VIEW

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

DIRECTIONS

Sat Nav HX3 OGY

Approx Gross Floor Area = 1402 Sq. Feet
= 129.97 Sq. Metres



Second Floor



For illustrative purposes only. Not to scale.

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