



Savile Glen, Halifax, HX1

£400,000

W boococks
ESTATE AGENTS & LETTINGS

Property Description

Are you looking for a good quality family home with room to extend in the future? Do you value larger rooms? How about good sized gardens? Do you want to be close to the great schools, or the hospital, or the town centre? This stone built detached family home is situated to a small cul-de-sac just a half mile walk from the Halifax town centre and less than a mile from Crossley Heath and Gleddings Prep School. The house is a good sized home, with three lovely bedrooms upstairs and two generous reception rooms and a kitchen downstairs, and it's been well maintained and decorated to a good standard throughout. The loft has a velux window, and is accessed via a strong pull-down ladder, and this makes a really useful space. There's gas central heating, underfloor heating in the kitchen, uPVC double glazing and lovely kitchen and bathroom suites, but it's outside where this home really comes into it's own. The large corner plot provides lovely gardens and parking space for two cars, and planning consent was passed in 2016 for an extension to the side. The previous planning consent was provided in 2016 under planning reference 16/00154/HSE, details of which can be found on the Calderdale planning portal. This has now expired, and a new application would need to be submitted.

EPC Rating: D



Key Features

- ✓ Beautifully appointed throughout
- ✓ Large family gardens
- ✓ Previous planning consent
- ✓ Cul-de-sac position
- ✓ Gas central heating
- ✓ uPVC double glazing



Rooms

CELLARS

Useful utility cellars, with plumbing for a washing machine.

ENTRANCE HALL

A lovely entrance with wood flooring which extends into the lounge and the dining room.

LOFT SPACE

A useful space with a velux window. It's currently used for storage, but we can see this being a great hobbies room, or even make a bedroom, with the addition of a more formal staircase.

LOUNGE

14' 4" x 11' 11" (4.36m x 3.63m)

This lovely family lounge has a solid fuel stove recessed into the chimney breast and standing on a stone hearth. There's a traditional bay with modern wood shutters to the windows.

DINING ROOM

13' 3" x 12' 2" (4.04m x 3.72m)

A good sized dining room which has a gas stove recessed into the chimney breast. French doors lead out to the gardens at the rear.

KITCHEN

12' 12" x 8' 10" (3.95m x 2.68m)

The kitchen extends into a good bay window, bringing in plenty of light. The base and wall units with matching drawers are complemented by granite work surfaces and returns, extending into the windows cills. The sink unit is built into the granite, and there are integrated appliances including a ceramic hob to canopy hood, an electric double oven, a dishwasher and a larder style fridge. The tiled floor has under-floor heating, too.

SIDE LOBBY

A side entrance which has a large utility cupboard housing the gas boiler and having plumbing for a washing machine.

WC

Fitted with a two piece suite consisting of a low level WC and a wash basin, both set into a vanity unit with cupboards. Walls are part tiled and the floor is tiled, too.

FIRST FLOOR LANDING

A spacious landing with a window to the side. Access to the loft is from here, with a heavy duty pull-down ladder.

BEDROOM ONE

13' 4" x 13' 3" (4.06m x 4.05m)

A good sized dual aspect room with nice outlooks to both sides, and plenty of space for furniture.

BEDROOM TWO

13' 3" x 11' 11" (4.04m x 3.62m)

A good second double bedroom, again dual aspect and with those views, and with the bay extended from the ground floor.

BEDROOM THREE

8' 10" x 8' 2" (2.7m x 2.5m)

A good sized single bedroom.

BATHROOM

Fitted with a three piece white suite consisting of a wash basin, a bath and a shower enclosure. Walls are part tiled, the floor is tiled, and there is a heated towel rail.

SEPARATE WC

With a low level suite.

External Areas

Garden

The property occupies a large corner garden plot. To the rear is a greenhouse and an area of raised flowerbeds, and then a paved patio area with a small pond. At the side we have a private paved seating area surrounded by stone chips, and then a large area of lawn with a shrub border.

Off Road

2 Parking Spaces

There is a driveway providing parking space for two cars.



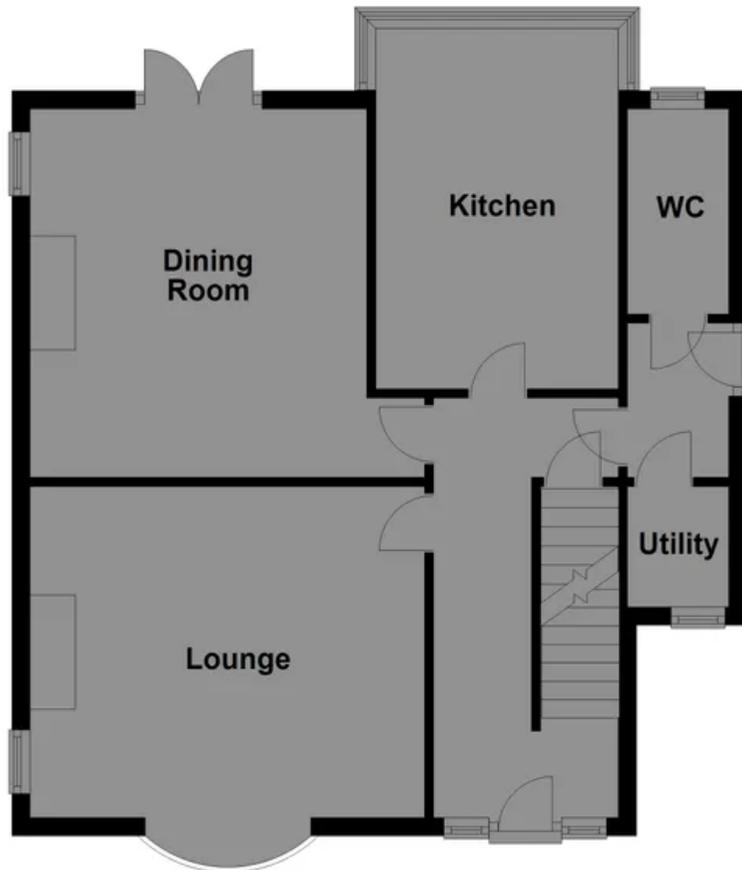




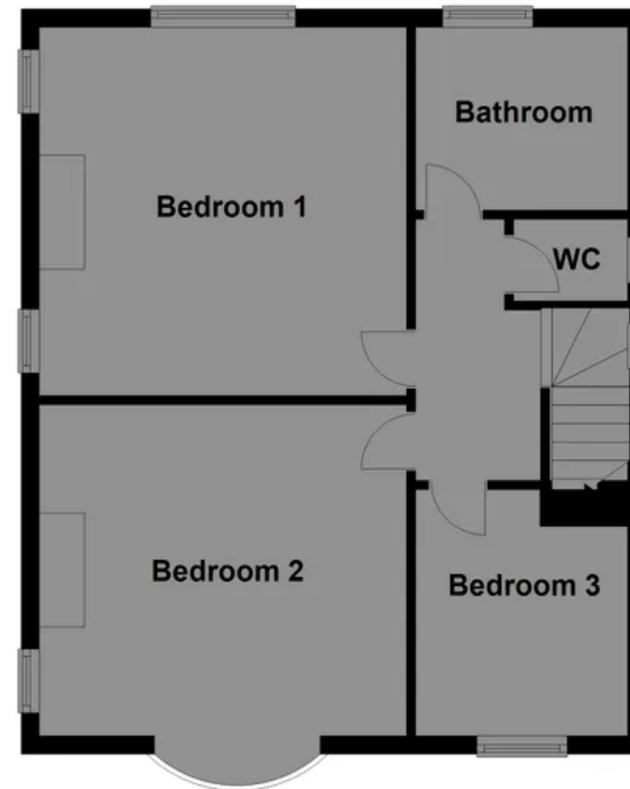


All

Ground Floor



First Floor



Floor plans are indicative and are not drawn to scale.
Plan produced using PlanUp.

Boococks

01422 386376

agency@wilkinsonwoodward.co.uk

