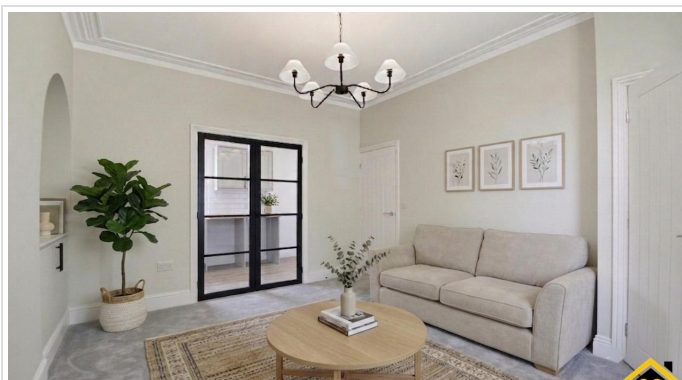


3 Bed Terraced In Emscote Avenue, Savile Park, Halifax, HX1 3AU £155,000





## SHORT DESCRIPTION

Property Ref: 17104 Welcome to Emscote Avenue - a beautifully refurbished three-bedroom through terrace, family home offering plenty of space. Thoughtfully designed, the home blends charming period features with stylish modern finishes, creating a warm, yet contemporary space ready to move straight into. Benefitting from UPVC double glazing, gas central heating and on street parking at both the front and rear of the property. Within walking distance of Savill Park Moor and local amenities, whilst also having easy access to Halifax town centre. The ground floor comprises of an entrance hall with stairs leading to the first floor, a beautiful living room with alcoves and feature French doors which lead to the modern kitchen, external door leading to the rear of the property. The first floor accommodates the master bedroom, second double bedroom, single bedroom, and modern bathroom. The large basement is accessible both internally and externally, there is ample ceiling height and space to accommodate several uses. GROUND FLOOR Entrance Hall - External composite door, staircase with arch leading to the first floor and door to the living room. Living Room - 4.41m x 4.10m (14ft 6in x 13ft 5in) Good sized living room with storage in the alcoves either side of the chimney breast, original coving, ceiling rose and modern French doors leading to the kitchen creating a charming but modern space. Kitchen - 4.92m x 1.98m (16ft 2in x 6ft 6in) A modern kitchen with tiled splash back, electric hob with built in electric oven underneath and stainless-steel extraction. A light and welcoming space, trendy neutral units are complimented by a wood effect worktop. Under counter space for a washing machine and dishwasher. There is also space for a dining table in the corner and external door leading to the rear of the property. FIRST FLOOR Primary Bedroom - 3.66m x 2.86m (12ft x 9ft 5in) Double bedroom with original fireplace and space for bedroom furniture. Bedroom 2 - 2.73m x 2.56m (9ft x 8ft 5in) Double bedroom. Bedroom 3 - 2.27m x 2.22m (7ft 5in x 7ft 3in) Single bedroom which would be ideal for a child's room or home office. Bathroom - 2.07m x 1.97m (6ft 10in x 6ft 6in) Modern bathroom suite with feature tiling, wash basin with vanity unit, low flush WC, dual head shower over bath with glass shower screen. BASEMENT - 5.99m x 4.92m (19ft 8in x 16ft 2in) Large basement with stone flagged floor and separate space at the rear, external door leading to steps to the front garden. The ceiling height and space offered makes this ideal for storage, there is also the potential for conversion, subject to the necessary consents. EXTERNAL The property benefits from a well-maintained front garden with steps leading to the door to the basement and storage area. There is ample on-street parking at the front and rear of the property. \*We have included a selection of images that have been virtually staged to show the potential of the space. Property Type: Terraced Full selling price: £155000.00 Pricing Options: No Status Tenure: Freehold Council tax band: A EPC rating: D Measurement: 645.835 sqs.ft. Outside Space: Front Garden Parking: On street Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----

3

Bed Room(s)

1

Bath Room(s)

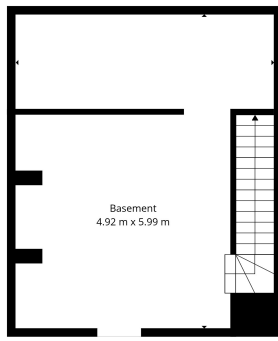
1

Living Room(s)

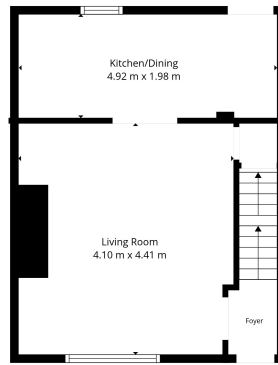
## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

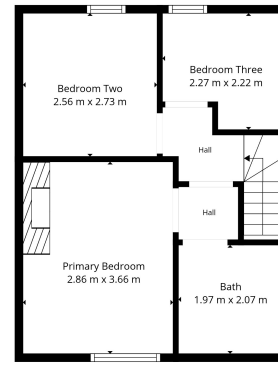
All measurements are a maximum and include wardrobes and bay windows where applicable.



Basement



1st Floor



2nd Floor

**Total: 65 m<sup>2</sup>**  
 Basement: 1 M<sup>2</sup>, 1st Floor: 32 M<sup>2</sup>, 2nd Floor: 32 m<sup>2</sup>  
 Excluded Areas: Basement: 29 M<sup>2</sup>, Walls: 8 m<sup>2</sup>

Floor Plan Created By Westcliffe Landings Ltd. Measurements Deemed Highly Reliable But Not Guaranteed

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
 All measurements are a maximum and include wardrobes and bay windows where applicable.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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