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# 3 Whitworth Terrace Emily Way, Halifax, West Yorkshire, HX1 2PQ

## Offers Around £300,000

- Highly Desirable Location
- Easy Access to Halifax Town centre
- Modern Kitchen & Bathrooms
- Close To Outstanding Schools
- Realistically Priced
- Attractive Accommodation
- Garden & Designated Parking
- Spacious Accommodation
- 3 Bedrooms (Master with en suite)
- Viewing Essential

350 Skircoat Green Road, Skircoat Green, Halifax, West Yorkshire, HX3 0RR
01422 349222

sales@propertyatkemp.co.uk
propertyatkemp.co.uk

# 3 Whitworth Terrace Emily Way, Halifax HX1 2PQ

An internal inspection is absolutely essential to fully appreciate this three bedroomed town house which provides attractive and modern family accommodation in this highly desirable and much sought after residential location in the Savile Park Area of Halifax.

This modern townhouse briefly comprises of an entrance hall, downstairs cloakroom, modern breakfast kitchen, spacious lounge with dining area, 3 bedrooms (one with en suite) and a family bathroom. The property has a garden to the rear and parking to the front with further parking for visitors, gas central heating and double glazing.

The property provides excellent access to Halifax town centre and the local amenities of Savile Park and Skircoat Green, including outstanding schools. The property also provides excellent access to the Trans Pennine road and rail network linking the business centres of Manchester & Leeds.

An internal inspection is strongly recommended to fully appreciate this family home.

3 2 1 C

Council Tax Band: C







## ENTRANCE HALL
With cornice to the ceiling, oak flooring, and one double radiator.

A panelled door opens to the

## DOWNSTAIRS CLOAKROOM
The cloakroom has been turned into a store cupboard with fitted shelves, but the pipe work remains and could be reinstated.

From the Entrance Hall a panelled door opens into a

## BREAKFAST KITCHEN
15'3" x 8'9"
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 in stainless steel canopy above with electric oven and grill beneath, integrated fridge/freezer, integrated dishwasher and an integrated washing machine. This attractive kitchen has matching splashbacks around the work surfaces with complementing colour scheme to the remaining walls and a matching polished tiled floor. Double glazed floor to ceiling window to the front elevation and inset spotlights to the ceiling provide this room with its light and spacious aspect. Cornice to ceiling and concealed lighting.

From the Entrance Hall a panelled door opens into the

## SPACIOUS LOUNGE WITH DINING AREA
19'3" x 15'10"
With double glazed French doors opening onto the flagged patio garden, a feature polished limestone fireplace incorporating mantelpiece and hearth with coal effect living flame gas fire. Double glazed window to the rear elevation, cornice to ceiling, two double radiators, one TV point, one telephone point and oak flooring.

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

## LANDING
With access to the insulated loft, one single radiator and a fitted carpet. A panelled door opens to the boiler cupboard housing the boiler.

From the Landing a panelled door opens into the

## MASTER BEDROOM
15'10" x 13'1"
With three double glazed windows to the rear elevation, fitted wardrobes with mirrored doors to one wall, incorporating dressing table with inset mirror, cornice to ceiling, one double radiator, one TV point, one telephone point and a fitted carpet.

Door to

## EN SUITE SHOWER ROOM
With modern white three piece suite with pedestal wash basin, low flush WC and fully tiled shower cubicle with shower unit. The shower room is extensively tiled around the suite with complementing colour scheme to the remaining walls and a matching tiled floor.. Cornice to ceiling and an extractor fan.

From the Landing a panelled door opens into the

## BATHROOM
With modern white three-piece suite comprising pedestal wash basin, low flush WC and panelled bath with modern shower fitting. The bathroom is tiled around the suite with complementing colour scheme to the remaining walls and a matching tiled floor. One double radiator.

From the Landing a panelled door opens into

## BEDROOM TWO
12'4" x 8'11"
With fitted wardrobes to one wall, two double glazed floor to ceiling windows to the front elevation, cornice to ceiling, one single radiator and a fitted carpet.

From the Landing a panelled door opens to

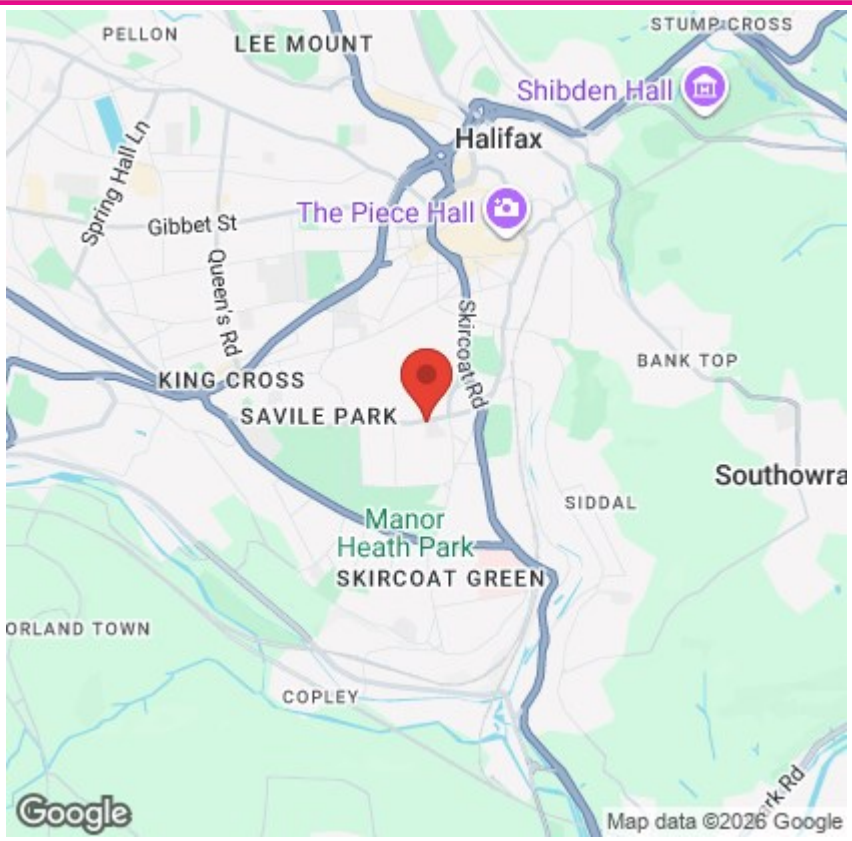
## BEDROOM THREE
6'9" x 6'6"
This bedroom is presently used as a study and has a double glazed window to the front elevation, cornice to ceiling, laminate wood floor, and one single radiator.

## GENERAL
The property has the benefit of all mains services with the added benefit of gas central heating and majority double glazing. The property is leasehold on a 999 year lease commencing March 2005. The present management charge is £65.48 per annum and ground rent at £150 per annum

## EXTERNAL
To the front of the property there is a designated parking place with a path leading to the front entrance door. To the rear of the property there is an attractive garden with flagged patio with lawn. There is further parking for visitors

## DIRECTIONS
SAT NAV HX1 2PQ

## TO VIEW
Strictly by appointment please tel property@kemp&co on 01422 349222 or e mail sales@propertyatkemp.co.uk




## Directions

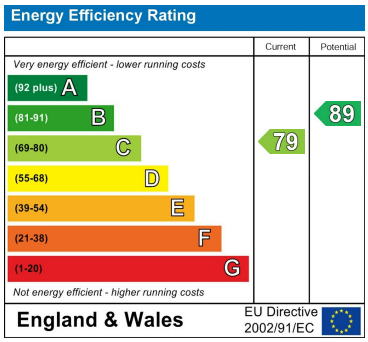
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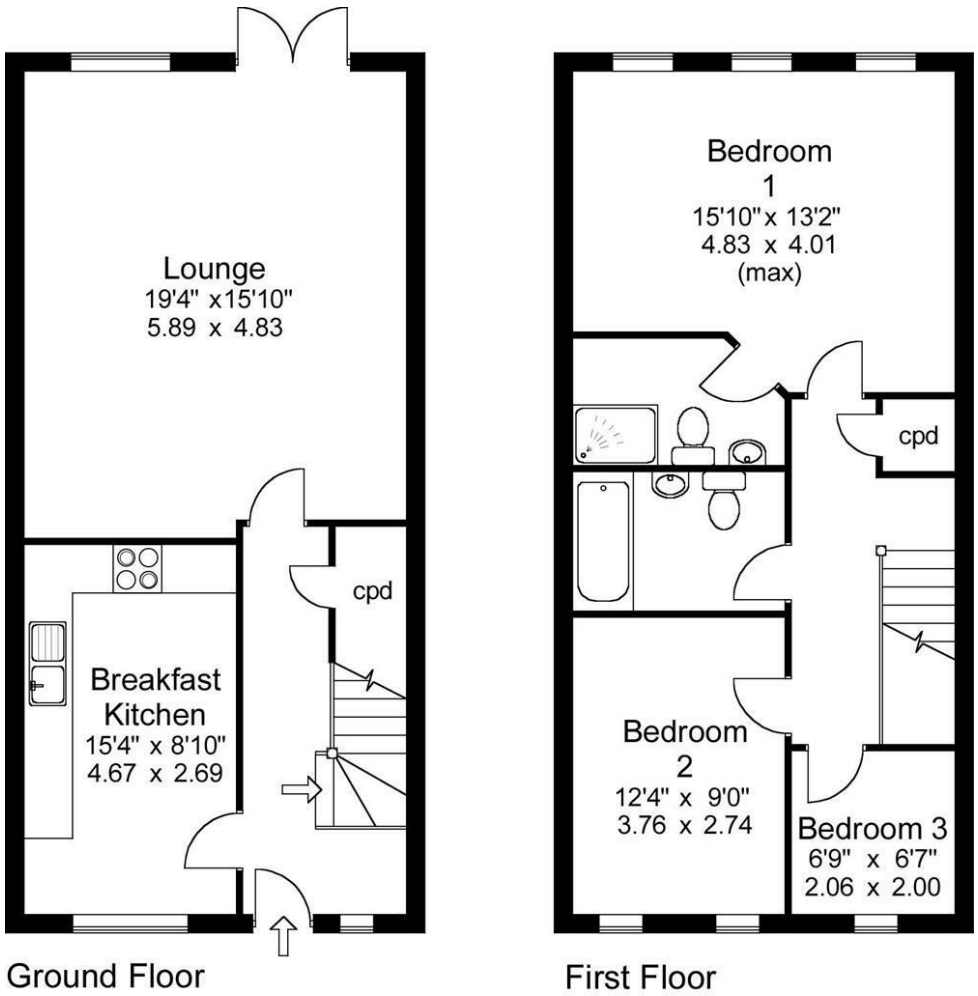
## Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

## EPC Rating:

C




For illustrative purposes only. Not to scale.

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