

MARSH & MARSH PROPERTIES

12 Heath Villas, Savile Park, Halifax, HX3 0BB

£550,000



A house full of opulence, class and charm, situated in one of Halifax's most sought-after locations of Heath Villas in Savile Park. This property is offered with the advantage of NO CHAIN. This impressive and imposing, semi-detached, property offers a massive amount of internal space, with its six double bedrooms and located in private grounds. From the moment you arrive its private driveway approach offers a stunning reception to the property. The house benefits from well-maintained lawned and enclosed gardens to the front and side elevations, with a double garage to the rear of the building. The house offers ample parking on its long driveway to the front elevation. Immediately you will see the regal style and class offered by this building and the fantastic potential on offer.

This stunning property is offered at a very realistic and attractive asking price owing to the work that will be required to modernise and redecorate the property. Once the building has been renovated to its former glory it will be a gorgeous and impressive family home. With its large and drawing room, formal dining room, spacious kitchen, breakfast room, six bedrooms (one with en-suite) situated over two floors, house bathroom and one of the most expansive cellars that we have ever seen in a property, offering a variety of uses.

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This property benefits from being within the catchment areas of outstanding primary and secondary schools, both within walking distance. Also, there is access into Halifax town centre and excellent links to the M62 motorway, providing quick journeys to Leeds, Manchester and Bradford. The Halifax train station also presents fantastic rail connections to the local area, including cross Pennine services and access to the Grand Central train service to London.

Owing to the fantastic nature of this property, its amazing potential and grandiose size, all with the added advantage of NO CHAIN, an appointment to view is essential in order to fully appreciate this rare opportunity.

From the front of the property a wooden and glass panel door opens into the

ENTRANCE VESTIBULE



A grand entrance vestibule that offers a regal welcome to the property. The vestibule has windows to two sides and offers a covered entry for the main section of the property and features a beautiful tiled floor.

From the entrance vestibule a solid wooden door opens into the

HALLWAY



A welcoming reception into the property that offers a charming first impression with its carpeted floor, window to the side elevation, double radiator, two central light fittings, picture rail, cornice to ceiling and wall mounted light fitting. Take particular note to the ornamental architraves that show that this property has some stunning original features.

From the hallway wooden doors open into the

DRAWING ROOM





The drawing room offers a spacious and open communal space, ideal for family gatherings or sitting back and relaxing on an evening. A large bay window bathes the whole room in natural light and offers a fantastic feature for the room. A traditional open fireplace, with tiled hearth and ornate mantelpiece, offers the ideal central focal point for the whole room. With its carpeted floor, central light fitting, cornice to ceiling, central ceiling rose, double radiator and television access point.

FORMAL DINING ROOM



This room will be the perfect hosting area for large family gatherings. Its large and open space can house a large and long dining table in a regal

setting, perfect for a formal dinner. A large set of bay windows allows plenty of natural light throughout and offers a feature point to one end of the room. With a carpeted floor, central light fitting, ceiling rose and cornice to ceiling.



BREAKFAST ROOM



A breakfast room, second dining room or second reception room; this space will fit a variety of needs. The breakfast room is a less formal space but still has that regal feeling that is in keeping with the property. With its boxed cornice ceiling, central light fitting, two windows to the rear elevation, alcove inset cupboards, tiled floor and a double radiator.



From either the formal dining room or breakfast room a wooden door opens into the

KITCHEN



Be it an informal family dinner, light meals or preparing a grand feast for a formal function, this kitchen will certainly be able to provide for them all. A large space with laminated work surfaces to two walls, all with over and under counter cupboards and drawers, offering the ideal cooking space. There is ample room for a large dining table to the centre of the room. The room is well illuminated via four ceiling strip lights, in addition to the ample natural light from its five windows and six Velux style windows. With a tiled floor, integrated oven, integrated hob, plumbing for a dishwasher, tiled splashbacks, space for a fridge/freezer, extractor and a stainless steel sink with stainless steel mixer tap.



From the kitchen a wooden door opens into the

REAR PORCH



A less formal entrance to the property that offers access to the rear of the drive via a wooden door. With a tiled floor, two windows, central light fitting and single radiator.

From the hallway a carpeted staircase leads up to the

LANDING

With a carpeted floor, cornice to ceiling, wall mounted light fittings and double radiator.

From the landing wooden doors open into

BEDROOM 1



A very large master bedroom that will offer ample space for a super king sized bed. Its bay window provides plenty of natural light and a charming view. With its carpeted floor, central light fitting, double radiators and cornice to ceiling.

BEDROOM 2



Bedroom two is another large room offering space for a super king-sized bed. This room is currently

utilised as a rather traditional style office space, with the large bookcase and desk situated in the bay window to the far end. The room also boasts three additional windows to two sides offering a triple aspect. With a carpeted floor, central light fitting, cornice to ceiling and double radiator.



BEDROOM 3



A generous third bedroom, offering space for a double bed along with additional furniture. The room has two large sets of fitted wardrobes offering plenty of storage space. With a carpeted floor, two windows to the rear elevation, cornice to ceiling, central light fitting and a double radiator.

BATHROOM



A well-appointed, and in keeping with the rest of the house, a large house bathroom. The bathroom has dual aspect windows and ceiling inset spotlights to offer a light and bright space. With a panel bath, vanity inset washbasin, corner shower cubicle, inset toilet, double radiator, tiled splashbacks, tiled floor and single radiator.

From the landing a carpeted staircase leads up to the

UPPER LANDING

This is a rather light upper landing owing to the Velux style window and skylight that ensure the light cascades throughout the whole stairwell. With a carpeted floor, central light fitting and fitted cupboards.

From the upper landing a wooden door opens into

BEDROOM 4

A large upper bedroom that offers space for a superking bed. The room is triple aspect with four windows to the front, side and rear elevations. A bulk head cupboard also offers ample storage space. With a carpeted floor, central light fitting, cornice to ceiling, covered fireplace and radiator.



From bedroom 4 a wooden door opens into its

EN-SUITE



A well laid out en-suite bathroom that makes excellent use of the space to create a highly functional room. With a panel bath, over bath shower, folding splash guard, mirrored cupboards, counter inset washbasin, toilet, window to the side elevation, radiator, tiled floor, tiled walls and ceiling inset spotlights.

BEDROOM 5

A good sized fifth bedroom that benefits from large fitted wardrobes to one side and alcove inset wardrobes to the other. With a carpeted floor,

central light fitting and double radiator.



BEDROOM 6



A charming sixth bedroom, with an over-bed

cupboard surround offering space for a king-sized bed. With a carpeted floor, dual windows to the rear elevation, double radiator, cornice to ceiling and central light fitting.

From the hallway a wooden door opens onto stone stairs that lead down to the cellar.

CELLAR ROOM 1



A large storage cellar that features a central light fitting, two windows to the side elevation and concrete floor. There is a small storage room that has been labelled as the electrics room that houses the consumer units and meters as well as storage for the property's light bulbs.

From the side of the room a wooden door opens into the

UTILITY ROOM

A spacious utility room that offers space for a washing machine and currently houses the boiler (not currently working). With a concrete floor, window to the rear elevation, laminated work surface, inset sink and fitted cupboard storage space.



From the rear of the utility room is a short hallway that provides access to the

STORE ROOM

A highly useful storage space that features numerous shelves. With a central light fitting and window to the side elevation.

To the rear of the short hall is the

WC

A basement toilet and washbasin combo that also offers additional storage space.

CELLAR ROOM 2



A large storage cellar, smaller than cellar 1. The room has fitted cupboards, stone shelving, meat slab and rear storage alcove. With a central light fitting and solid stone floor.

WINE CELLAR

As with any property of such regal style, it would not be complete without a well-stocked wine cellar. With central light fitting and solid floor.

WORKSHOP

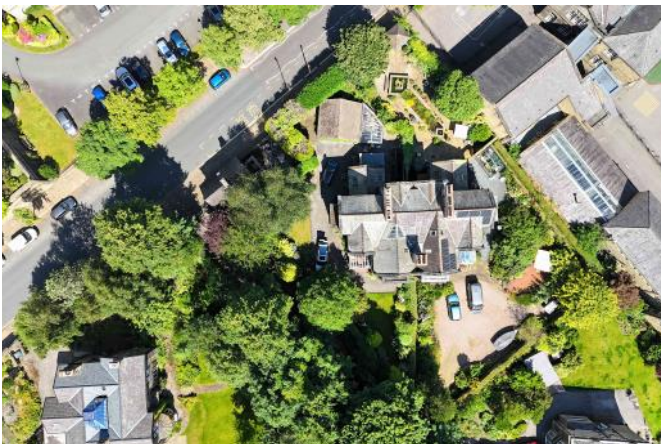
The perfect workshop space, ideal for general

repairs or a hobby shop. With a central light fitting, window to the side elevation, solid floor, wooden work benches and cupboard storage space.



GARDENS





The property features two lawned gardens, one to the front elevation and one to the side. The gardens are all fully enclosed by bushes and trees, with flower beds to the sides, creating a private and inviting space to sit out and relax or for

children and pets to play.



To the rear of the property is a greenhouse, ideal for garden equipment storage or for growing your own fruits or vegetables.

PARKING

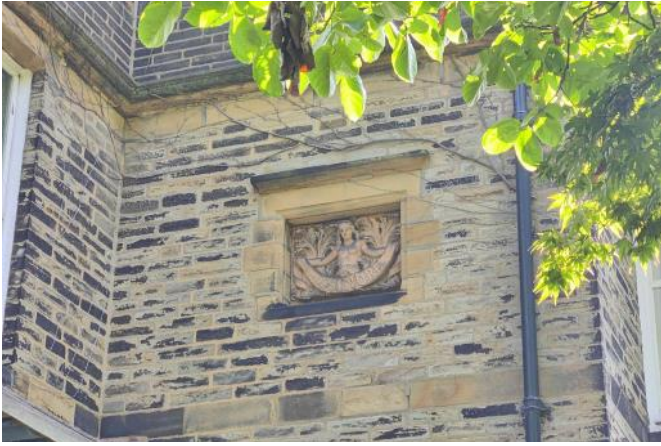


The property has a gated driveway that offers ample space for 5+ cars with additional parking space provided by the double garage to the rear of the drive.

GENERAL

The property has the benefit of all mains services, gas, electric and water.

TO VIEW



Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

LOCATION



What3words: [///edit.author.nights](#)

Google Plus Code: [P46P+W8X](#) Halifax

For sat nav users the postcode is: HX3 0BB

MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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