



RESIDENTIAL



## 22 Ventnor Terrace, Manor Drive

Savile Park, Halifax, HX3 0DX

£1,450 PCM







An attractive 5 bedroom late Victorian terraced house in a popular conservation area of Savile Park next to Manor Heath Park. The house offers spacious accommodation on three floors with the added bonus of a large basement.

The property is ideally equipped to handle busy family life. It is bright and airy throughout, has large windows and wooden flooring. With period features, high ceilings and fully redecorated - an internal viewing is highly recommended.

#### Accommodation:

This impressive terraced house offers excellent space for family life. To the ground floor, an open-plan kitchen, dining room and sitting room offers plenty of space for cooking, family life and socialising. The dining room benefits from a wood burning stove. The adjoining sitting room is bright and comfortable, has built in cupboards and shelves in the alcoves and a gas fire, providing a cosy retreat for relaxing or enjoying family time. On the first floor, there are two large double bedrooms and a single bedroom. The family bathroom is fitted with a stylish four-piece suite, including a separate shower cubicle offering both practicality and luxury. From the hall a stairs leads to the second floor. The second floor hosts two further double bedrooms, perfect for growing families or those in need of extra space. One room has a built in wardrobe and desk. There is a WC and wash hand basin located on this level for convenience. The landing area could easily serve as a home office, study space or studio area offering a quiet nook away from the main living areas and with plenty natural light. The property also benefits from a basement that has a large utility room, store room which could also be used as a gym, and the old larder that is used as a workshop. The utility room includes a sink, cupboards, a drying line, a washing machine and space for a dryer. The house has gas central heating and radiators throughout.

Outside, there is small enclosed front garden with established trees and shrubs. To the rear is a backyard that is decked and includes an area for the bins.

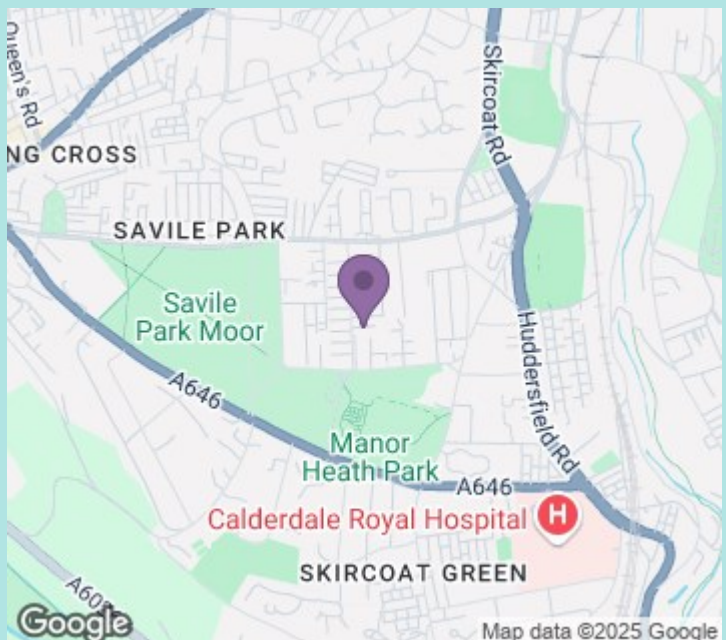
#### Location:

Manor Heath and Savile Park are a sought after area and convenient location for commuters with easy access to the M62 and Halifax station which connects to Manchester, Bradford and Leeds, and a direct train to London. There is a wide range of local amenities nearby which include local shops, hairdressers, bars, supermarkets and doctors surgeries. It is a short distance to Halifax Town Centre where there is the famous Piece Hall, Cinema, Theatre, Eureka children's museum, Dean Clough and a wide range of shops, bars and restaurants. There are various schools within the area which include good primary schools, an award winning preparatory school and a Grammar School/Sixth form college which are all within walking distance. The house is within walking distance to the Lloyds Banking Group head office and the Calderdale Royal Hospital. Manor Heath Park a couple of hundred metres away is recognised as one of the best parks within the region with a Tropical butterfly and plant centre, a full programme of events for all the family throughout the year and a cafe and play areas.

Council tax band: C

EPC rating: D

Deposit: £1,673



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