



24 Savile Royd, Halifax, HX1 2EY

Offers In The Region Of £525,000

- 4/5 Bedrooms
- Easy-Access Ground Floor
- Spacious Living Areas
- Prime Location
- Contemporary Kitchen
- Detached Garage & Private Parking

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Tucked away at the end of a private drive serving only two properties, this substantial stone built, 4-bedroom, detached family home offers a rare combination of space, flexibility, and privacy.



Council Tax Band: F



Thoughtfully extended and enhanced by the current owners, the property now boasts a stone-built single-storey extension to the rear, creating an additional reception space with underfloor heating and garden views. The manicured side garden has also been carefully landscaped, transforming previously unused land into an attractive and functional outdoor area.

KEY FEATURES:

Four/five bedrooms, including a versatile ground-floor room ideal as a fifth bedroom, home office, or playroom

Multiple reception areas, including a spacious lounge, modern kitchen, and stunning rear extension

Contemporary kitchen with integrated appliances and ample workspace and utility room off with WC.

Seamless wooden laminate flooring throughout the ground floor, making it fully accessible and easy to maintain

Master bedroom with ensuite, plus a well-appointed family bathroom

Detached garage and private parking for multiple vehicles

Prime location with easy access to Halifax town centre, excellent schools, and transport links, including the M62

On entering, a welcoming hallway leads into the generous front-facing lounge. A second reception room at the rear connects to the modern kitchen, which comes fully equipped with fitted appliances and ample storage. and has a utility room complete with WC adjacent. The stone-built rear extension is a standout feature, offering a bright and flexible space with garden views and underfloor heating.

Additionally, the ground floor includes a versatile front-facing reception room, perfect as a home office, playroom, or fifth bedroom.

Upstairs, there are four well-proportioned bedrooms, including a master suite with ensuite, as well as a family bathroom. Two of the bedrooms enjoy views over the front aspect, while the others overlook the garden.

Externally, the property benefits from a detached garage and a spacious driveway providing parking for multiple vehicles. Situated within walking distance of Halifax town centre’s amenities, schools, and workplaces, the home also offers excellent transport links by public transport and quick motorway access via the M62.

Offering superb value for its size, layout, and location, this versatile family home is ideal for a large or multigenerational family. Viewing is highly recommended to fully appreciate its space and flexibility.

Agents Notes & Disclaimer.

The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.





