

# Peter David

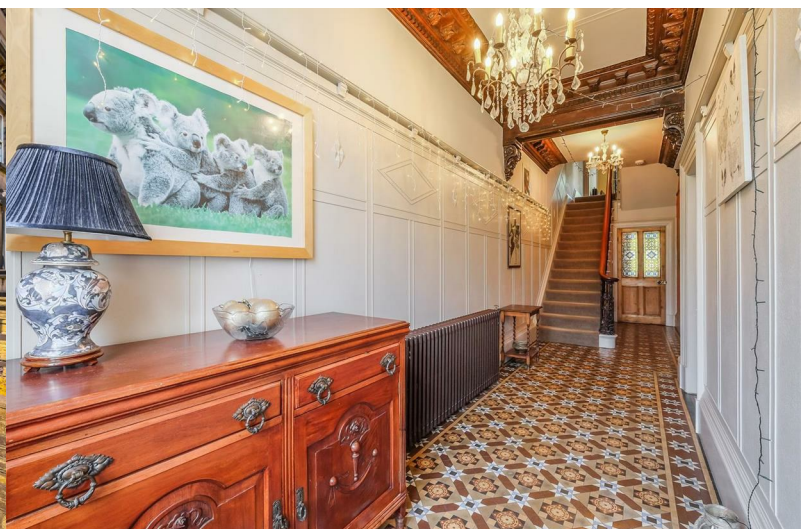
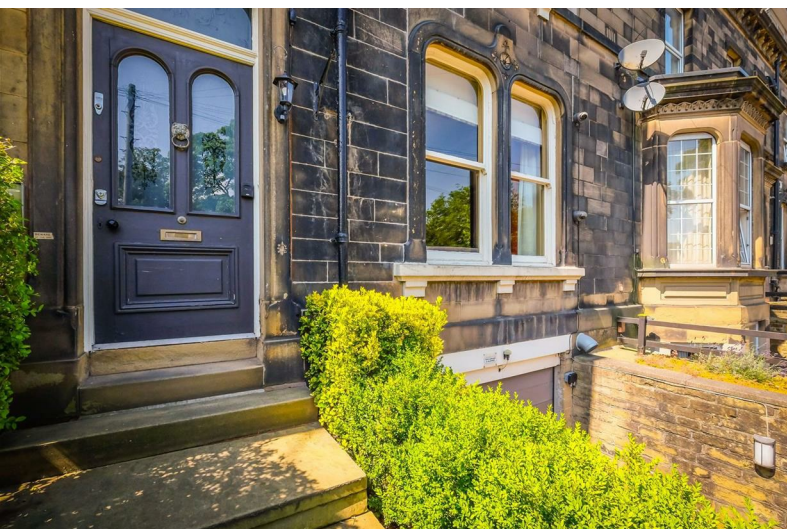
# Properties Ltd

Residential Sales and Lettings



**Elm View, Savile Park**

**£500,000**







Positioned on Elm View in Halifax, this character property boasts delightful Victorian architecture that exudes elegance and charm. As you step inside, you are greeted by not one, but two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones.

With six generously sized bedrooms and two bathrooms, this property offers ample space for a growing family or those who love to have guests over. The large rooms provide a sense of grandeur and comfort, making it a truly special place to call home.

Parking is always a breeze with a private driveway and on street parking to the rear, ensuring convenience for you and your visitors. The property's family-friendly vibe is further enhanced by its proximity to local schools, making the morning school run a stress-free affair.

From the moment you arrive, it's clear that this home has been lovingly maintained and beautifully presented. Whether you're drawn to the historical charm of Victorian architecture or simply looking for a spacious family home, this property ticks all the boxes. Don't miss out on the opportunity to make this house your own and create lasting memories in this wonderful abode.

- VICTORIAN TOWN HOUSE
- SIX BEDROOMS / TWO RECEPTIONS
- BOASTS VICTORIAN CHARM AND CHARACTER THROUGHOUT
- INTERNAL INSPECTION HIGHLY RECOMMENDED
- GARAGE WITH DRIVEWAY PROVIDES PARKING
- TWO BATHROOMS / ONE CLOAKS
- EXCELLENT COMMUTER LINKS M62 TEN MINUTES DRIVE
- EASY ACCESS TO LOCAL SCHOOLS
- COUNCIL TAX BAND E
- EPC RATING D

### Accommodation

Accommodation briefly comprises

#### Entrance hallway

#### Lounge

15'8" x 17'4" (4.80 x 5.30)

#### Dining room

14'9" x 14'5" (4.50 x 4.40)

#### Kitchen

12'10" x 21'1" (3.92 x 6.45)

#### First floor

#### Bedroom 1

14'5" x 16'4" (4.40 x 5.00)

#### Bedroom 4

12'11" x 11'11" (3.95 x 3.65)

### House bathroom

14'5" x 14'6" (4.40 x 4.42)

### Bedroom 5

7'9" x 12'2" (2.37 x 3.72)

### Bedroom 6

8'10" x 8'9" (2.70 x 2.67)

### Second floor

### Bedroom 2

15'1" x 20'4" (4.60 x 6.20)

### Bedroom 3

15'1" x 14'6" (4.60 x 4.42)

### Shower room

6'10" x 4'9" (2.10 x 1.45)

### Utility room

7'0" x 12'4" (2.15 x 3.77)

### Various cellars

### External

To the front of the property a driveway provides access to the garage. Path to the front door. To the rear a pleasant patio garden leading to further parking at the rear of the building. Please note a new gate is to be fitted to the rear.

### Garage

15'10" x 20'4" (4.85 x 6.20)

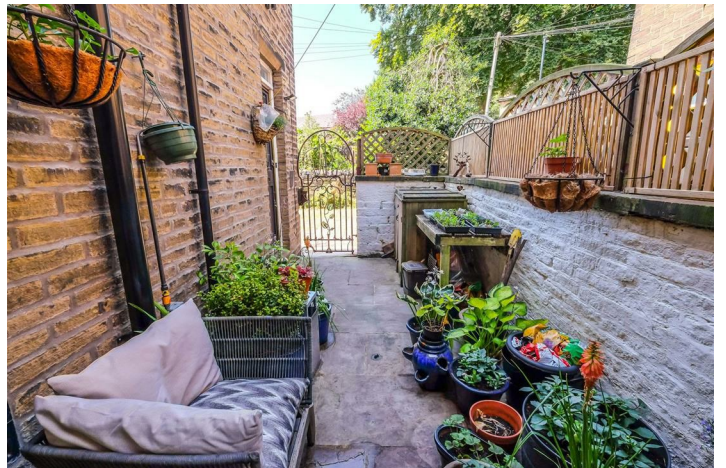
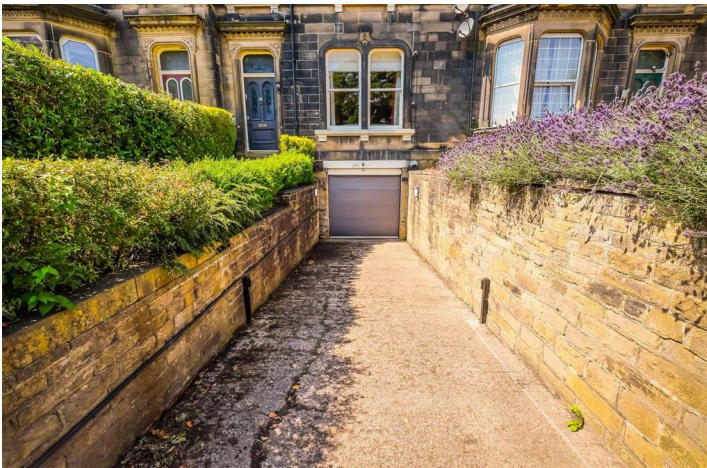
### Directions

Please use the postcode HX3 0AE for sat nav directions

### PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.







Road Map



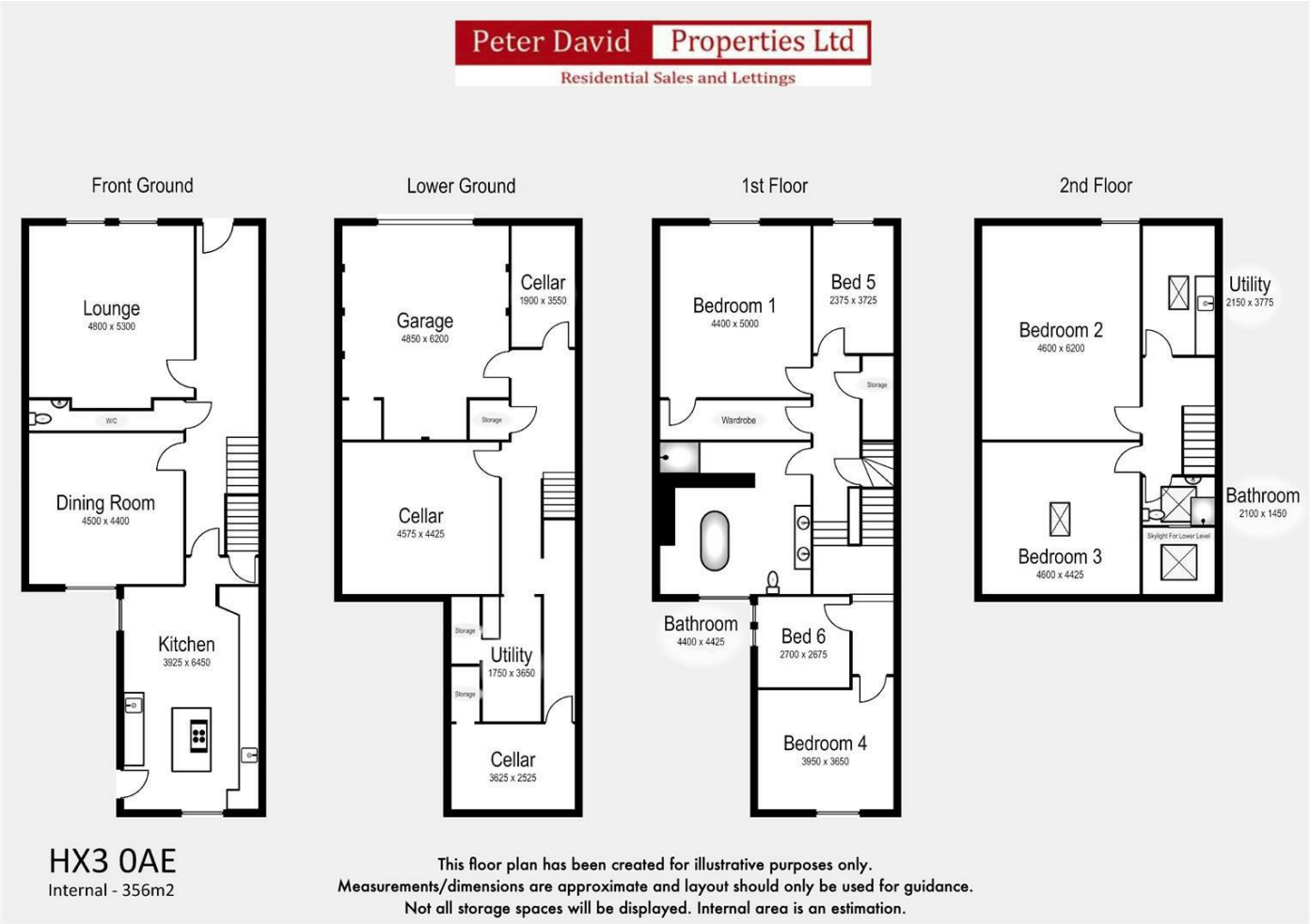
Hybrid Map



Terrain Map



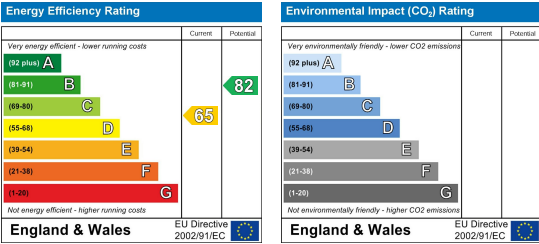
Floor Plan



Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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361 Skircoat Green Road,  
Halifax  
HX3 0RP

102 Commercial Street  
Brighouse HD6 1AQ

[www.peterdavid.co.uk](http://www.peterdavid.co.uk)

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

T: 01422 366948  
E: [halifax@peterdavid.co.uk](mailto:halifax@peterdavid.co.uk)

T: 01484 719191  
E: [brighouse@peterdavid.co.uk](mailto:brighouse@peterdavid.co.uk)

T: 01422 844403  
E: [hebdenbridge@peterdavid.co.uk](mailto:hebdenbridge@peterdavid.co.uk)

T: 01484 719191  
E: [huddersfield@peterdavid.co.uk](mailto:huddersfield@peterdavid.co.uk)