

Peter David

Properties Ltd

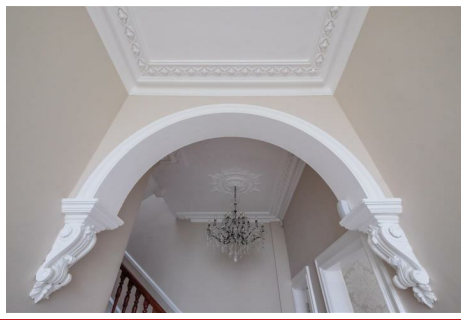
Residential Sales and Lettings



Heath Avenue,

£650,000





Nestled in the prestigious area of Manor Heath, Savile Park, this exquisite Victorian character property offers a perfect blend of traditional elegance and modern living. With five spacious bedrooms and two well-appointed bathrooms, this home is ideal for families seeking comfort and style.

As you enter, you will be greeted by two inviting reception rooms that exude warmth and character, making them perfect for both relaxation and entertaining. The property has been presented to a very high standard throughout, ensuring that every corner reflects quality and care. The Victorian charm is evident in the intricate details and features that have been lovingly preserved, providing a unique atmosphere that is hard to find in contemporary homes.

For those with vehicles, the property boasts ample private parking and a double garage. Families will appreciate the proximity to local schools, making the morning school run a breeze and providing peace of mind for parents.

This home is not just a place to live; it is a sanctuary that offers a welcoming environment for family life. With its character, space, and prime location, this property is a must-see for anyone looking to settle in Halifax. Don't miss the opportunity to make this stunning family home your own.

- LARGE VICTORIAN RESIDENCE
- FIVE BED TWO BATH TWO RECEPTIONS
- DOUBLE GARAGE AND PRIVATE PARKING
- WRAP AROUND GARDENS
- PRESENTED TO AN EXCEPTIONAL STANDARD
- DESIRABLE LOCATION ON SAVILE PARK
- EASY WALKING DISTANCE TO SCHOOLS AND CALDERDALE ROYAL HOSPITAL
- VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE ATTENTION TO DETAIL
- COUNCIL TAX BAND F
- EPC BAND F

Accommodation

Grand entrance hallway

Reception room 1

15'11" x 19'0" (4.87 x 5.80)

Reception room 2

15'11" x 18'8" (4.87 x 5.70)

Dining kitchen

22'1" x 14'3" (6.75 x 4.35)

Downstairs cloaks

6'7" x 6'7" (2.02 x 2.02)

Lower ground floor

Cellars

First floor

Landing

Bedroom 1

15'11" x 15'3" (4.87 x 4.67)

Ensuite shower room

10'5" x 6'9" (3.20 x 2.07)

Bedroom 2

15'11" x 15'3" (4.87 x 4.65)

Bedroom 3

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

House bathroom

7'11" x 10'6" (2.42 x 3.22)

Bedroom 5

6'3" x 11'4" (1.92 x 3.47)

Second floor

Bedroom 4

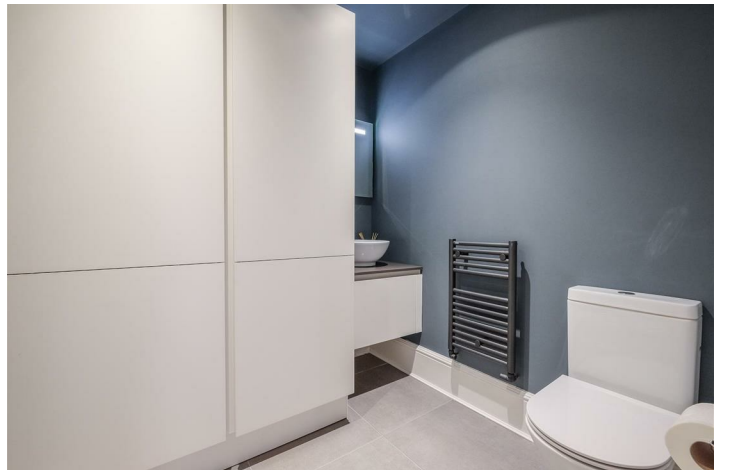
16'1" x 18'5" (4.92 x 5.62)

Directions

From our office drive along Skircoat Green Road in the direction of Halifax. Passing through the first set of traffic lights proceed along Skircoat Green Road until you reach the left hand turn up Manor Heath Road. You will find Heath Avenue on your right indicated by our sign board. Number 19 is located at the head of the cul de sac.

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.



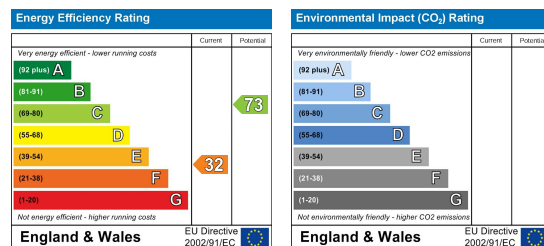
A map snippet from Google Maps showing the intersection of Manor Dr and Manor Heath Rd. A red location pin is placed at the intersection. The map shows a grid of streets with Manor Dr running vertically and Manor Heath Rd running horizontally. The Google logo and 'Map data ©2025' are visible at the bottom.

An aerial map of the Manor Heath area in Manchester. The map shows a residential neighborhood with a large green area labeled 'Savile Park' and 'Savile Park Moor' on the left. A red location pin is placed in the center of the map, near 'Free School Ln'. To the right, 'Huddersfield Rd' is visible. The bottom of the map shows 'Manor Heath Park' and a road labeled 'A646'. The map is credited to '© 2025 Landsat / Copernicus, Maxar Technologies' at the bottom.

A map snippet from Google Maps showing the area around Manor Heath Park. A red location pin is placed on a road. The map includes labels for 'ING CROSS', 'SAVILE PARK', 'A646', 'Manor Heath Park', 'SKIRCOAT GREEN', and 'Siddal'. A road is labeled 'Skircoat Rd'. The Google logo is in the bottom left, and 'Map data ©2025 Google' is in the bottom right.

Viewing

Energy Efficiency Graph



T: 01484 719191
E: huddersfield@peterdavid.co.uk