

Charnock Bates

The Country, Period & Fine Home Specialist



The Coach House

1 Arden Mews, Arden Road, Savile Park, Halifax, HX1 3AZ





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Arden Road, Savile Park  
Halifax HX1 3AZ



**STONE-BUILT SEMI-DETACHED**



**THREE DOUBLE BEDROOMS**



**DRIVEWAY & DETACHED GARAGE**



**GENEROUS FRONT & SOUTH-WEST FACING REAR GARDEN**

Offers over: £295,000

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## Summary

Situated in a sought-after location, offering a private position away from the roadside, The Coach House is a stone-built semi-detached family home offering well-presented accommodation over two floors having been recently modernised by the current owner.

Internally, the property briefly comprises; dining room, lounge and kitchen to the ground floor and principal bedroom, two further bedrooms, house bathroom and separate w/c to the first floor.

Externally, a driveway provides off-street parking for four cars, leading to a single detached garage. To the front of the property, a generous lawned garden is bordered by mature planting and shrubbery while an enclosed garden to the rear is south-west facing with a patio seating area.

## Location

Savile Park is a popular residential location close to the centre of Halifax offering a range of amenities including independent shops, cafes and restaurants. Having excellent transport links with a bus and train station within the centre. Highly regarded schools are close by with both Savile Park Primary School and The Crossley Heath school within half a mile.



## General Information

Access is gained through a Upvc door into the spacious dining room, finished with hardwood flooring and showcasing exposed beams. Dual-aspect windows allow for natural light to flood through while an open staircase rises to the first floor.

An archway from the dining room leads through to the lounge, continuing the hardwood flooring and showcasing an exposed beam. A bay window to the front elevation enjoys an outlook towards the front garden.

Moving through to the kitchen, offering a range of bespoke wall, drawer and base units with contrasting laminated work surfaces incorporating a ceramic one-and-a-half bowl sink and drainer with mixer-tap. Integrated appliances include and oven and four-ring gas hob with extractor above. A Upvc door leads out to the side elevation.

Rising to the first-floor landing, accessing three double bedrooms, the house bathroom and a separate w/c. The spacious principal bedroom and a further double bedroom are positioned to the front of the property enjoying an outlook over the generous front garden.

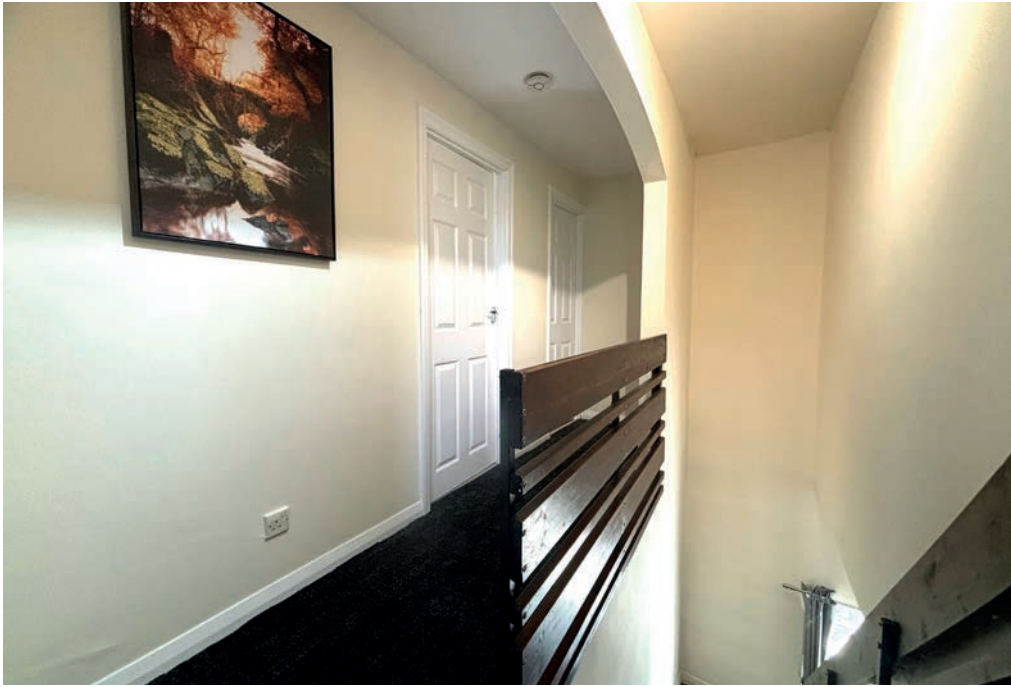
Completing the accommodation, a third double bedroom is positioned to the rear of the property enjoying an outlook over the rear garden while the house bathroom boasts a three-piece suite comprising a pedestal wash-hand basin, free-standing bath with overhead shower attachment and a walk-in shower cubicle. There is a separate w/c.













## Externals

A track from Arden Road leads up to the driveway, providing off-street parking for two cars, with space for a further two cars in front of the house. The driveway leads up to a single detached garage with power, lighting and up-and-over door.

Also, to the front of the property, a generous garden, laid to lawn, is bordered by mature planting and shrubbery, while to the rear, a private and enclosed, south-west facing garden with patio seating area and large storage shed.



## Fixtures and Fittings

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

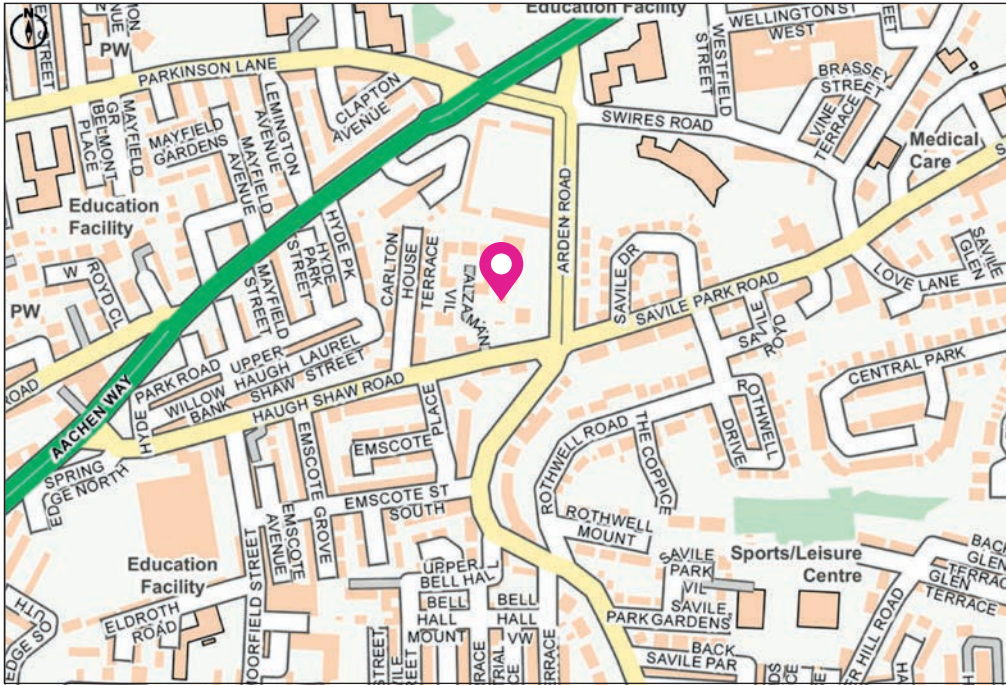
## Wayleaves, Easements and Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

## Services

We understand that the property benefits from all mains services. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.





## Directions

From Halifax town centre proceed up King Cross Street (A58) taking a left-hand turn on to Arden Road and then at the junction take a left-hand turn to continue on Arden Road. At the roundabout, take the fourth exit (U-turn) back on to Arden Road, then taking a left-hand turn up the driveway just before the Arden Road Social Club. The Coach House, 1 Arden Mews will be straight ahead.

For satellite navigation: **HX1 3AZ**

## Local Information

NEAREST STATIONS	Halifax	1.0 mile
	Sowerby Bridge	2.3 miles
NEAREST SCHOOLS	St Mary's Catholic Primary School	0.4 miles
	Savile Park Primary School	0.4 miles
	The Gleddings Preparatory School	0.9 miles
	The Crossley Heath School	1.2 miles
MOTORWAY NETWORK	Junction 24, M62	6.0 miles

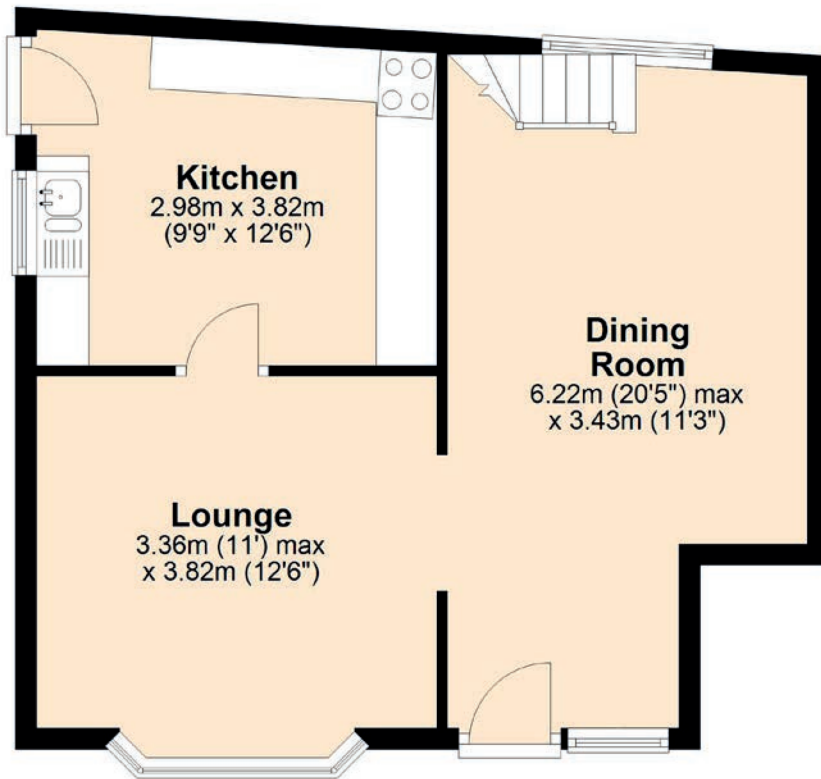
## Property Information

TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	TBC
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band D
ELECTRICITY SUPPLY	TBA
GAS SUPPLY	TBA
WATER SUPPLY	Yorkshire Water
HEATING	Gas central heating
BROADBAND	TBA
MOBILE SIGNAL	Good coverage

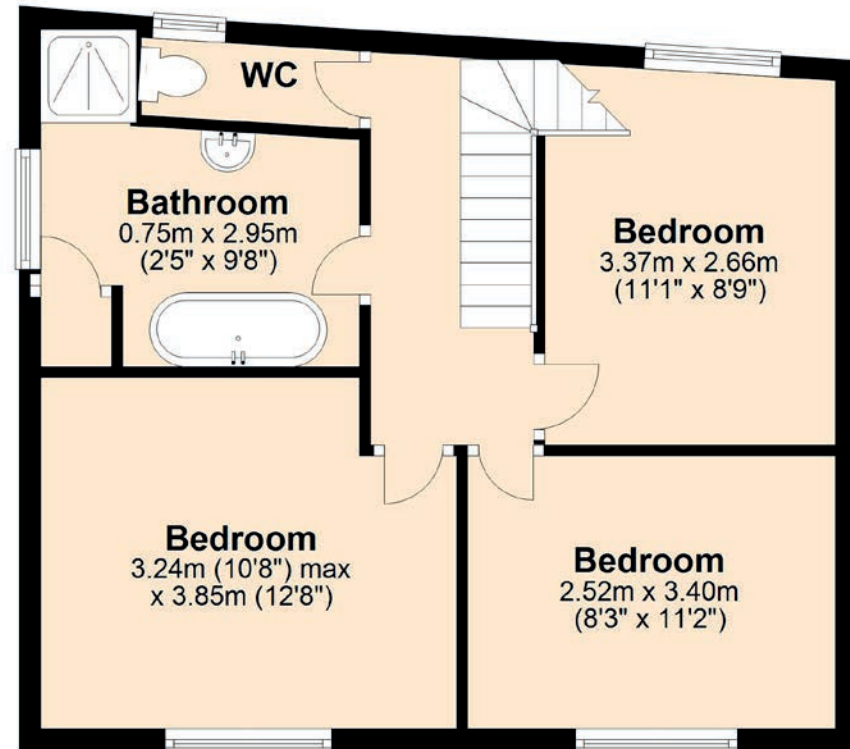


# Floor Plans

Ground Floor



First Floor



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Property House  
Lister Lane  
Halifax HX1 5AS  
**01422 380100**

250 Halifax Road  
Ripponden  
HX6 4BG  
**01422 823777**

Oak House  
New North Road  
Huddersfield HD1 5LG  
**01484 903000**

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