



# 1 Arden Lodge

140 Savile Park Road, Savile Park, Halifax, HX1 2XR

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Grand Victorian home with period  
elegance and flexible living across  
four floors



Charnock Bates

The Country, Period & Fine Home Specialist









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140 Savile Park Road  
Savile Park  
Halifax  
HX1 2XR

Asking price: £495,000

### At a glance

- Victorian semi-detached property in a desirable Halifax location
- Beautiful original features including stained glass, ceiling roses, and cornicing
- Versatile four-storey layout with six bedrooms and multiple reception spaces
- Elegant kitchen with Godin ovens, eight-ring gas hob, and Belfast sink
- Two utility rooms, gym space, and large storage room to basement
- Principal suite with ensuite, plus a traditional family bathroom
- Pretty front garden and private rear garden with lawn, decking and driveway
- Ideal for growing families or those needing home office space
- Elevated hillside views from multiple rooms
- Close to schools, shops, and commuter links

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## Grand Victorian home with period elegance and flexible living across four floors

Positioned along the sought-after Savile Park Road, 1 Arden Lodge is a Victorian residence offering generously-proportioned accommodation ideal for large or multi-generational families.

From its exquisite stained glass and original fireplaces to the abundance of natural light and leafy outlooks, this home delivers grandeur, versatility, and comfort in equal measure.





## Living spaces

Entering through a stained glass-framed doorway, the entrance vestibule leads into a grand hallway currently used as a dining area. This space features solid wooden flooring, high ceilings with decorative cornicing, two ceiling roses, and an arched feature leading to a graceful staircase with wood and iron detailing.

The impressive kitchen is filled with light thanks to double-aspect windows, including a charming bay. Wooden units, a central island with built-in storage, and top-end appliances – including a Godin oven, BOSCH microwave, and eight-ring gas hob – cater to keen cooks and entertainers alike.

In the lounge, dual floor-to-ceiling windows create a bright, refined space anchored by a wood-burning stove in an elegant fireplace. Ornate cornicing and a huge ceiling rose add further distinction.















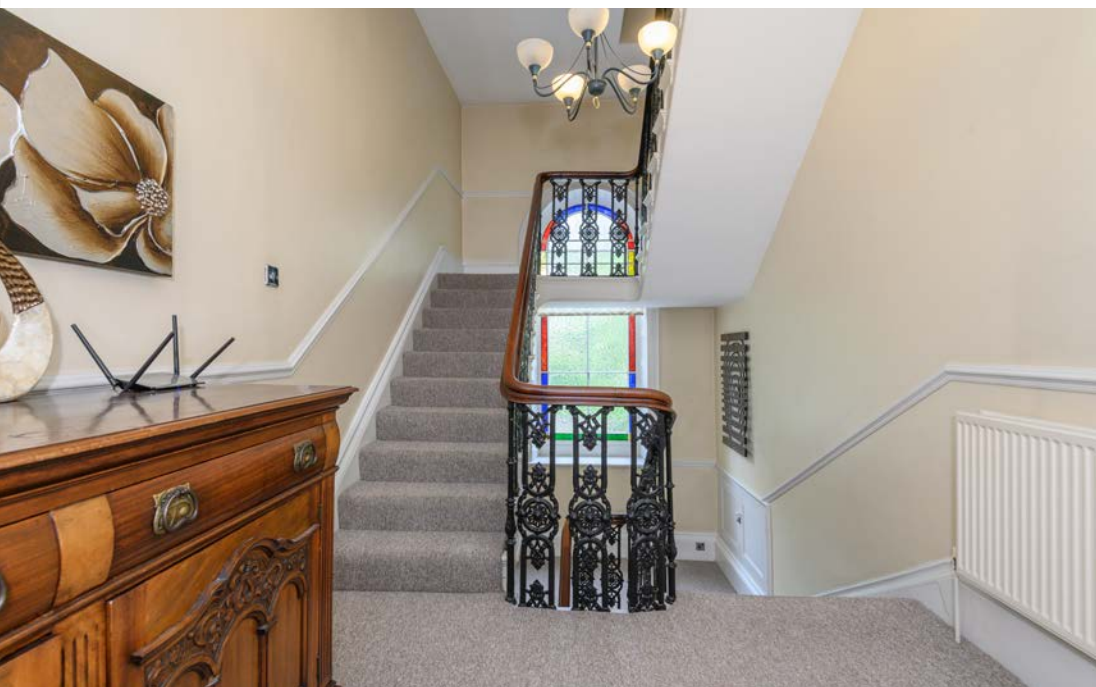
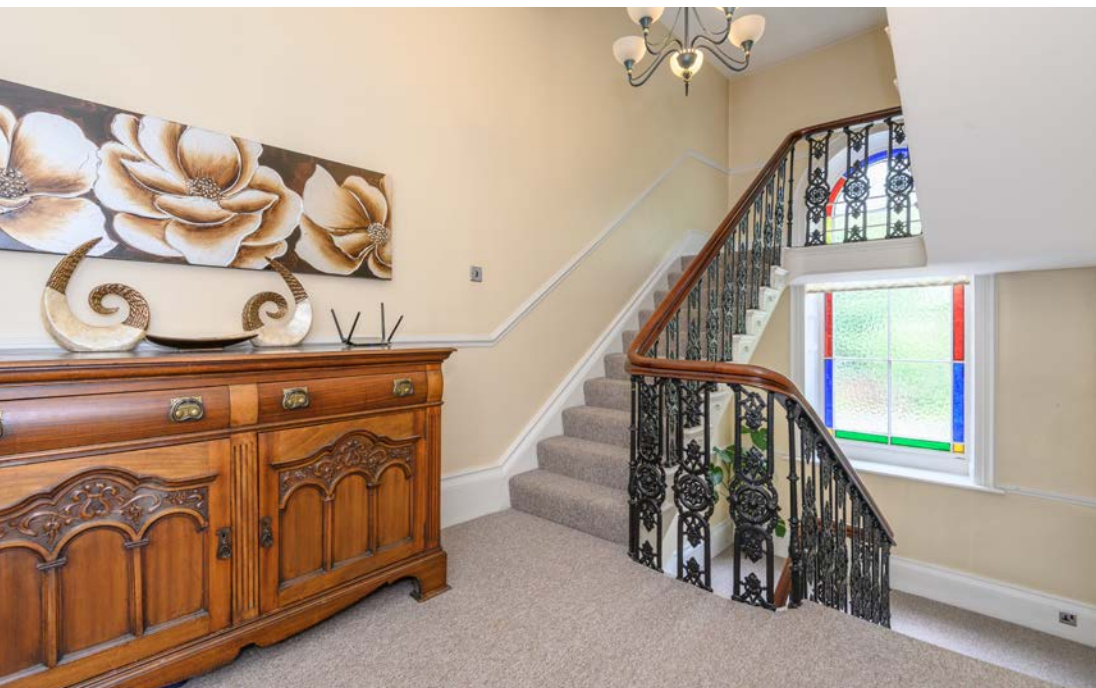
## Lower ground floor

The basement level is highly practical and adaptable, currently offering:

- Two utility rooms, both with base units, and plumbing, and one with a sink
- A spacious gym with mirrors, natural light, and recessed shelving
- A large storage room, ideal for bikes, seasonal items, or workshop space







## Bedrooms and bathrooms

On the first floor, a stunning arched stained glass window bathes the staircase and landing in colourful light. Here you'll find:

- A generous principal bedroom with dual-aspect views, original marble fireplace, extensive fitted storage, and an ensuite shower room
- Two further double bedrooms, both with period features and one with a decorative fireplace
- A family bathroom with heritage-style suite, bath with shower over, and hillside views in the distance

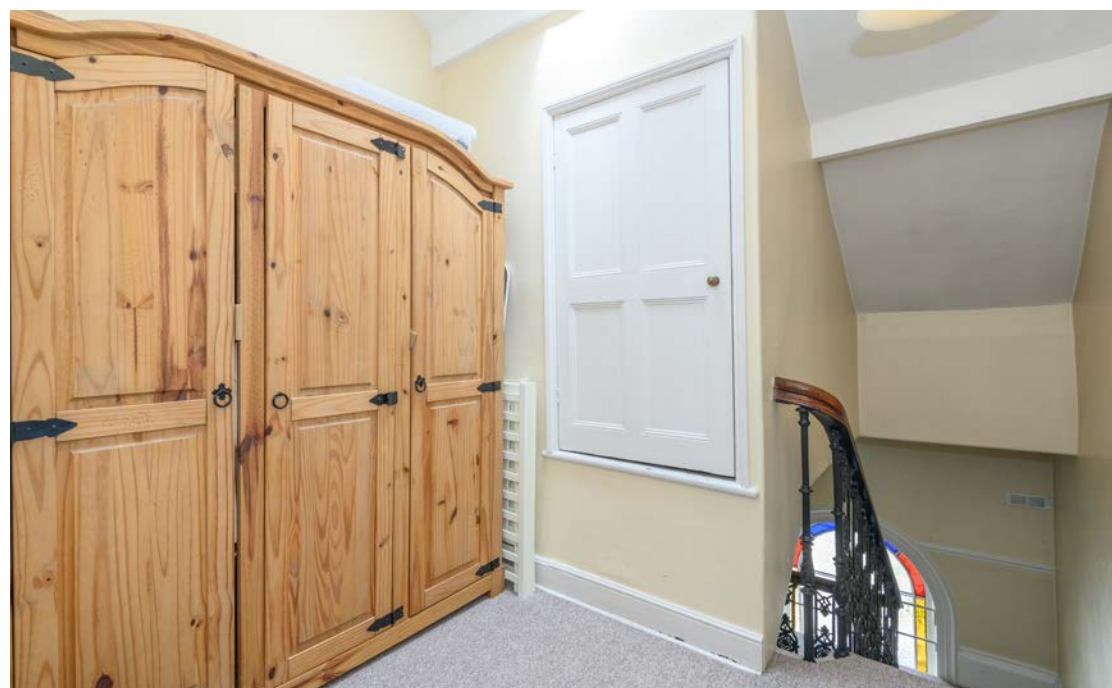
The second floor features three further bedrooms:

- A charming single room with built-in desk and storage – ideal as a study or creative space
- Two spacious doubles, both with wooden floors and triple-aspect dormer windows offering elevated views

















## Gardens and setting

From the stone steps and ornate iron railings to the intricate masonry above the door, the front of Arden Lodge sets the tone for the quality found within. The front garden features pathways through grassy spaces, and a stone birdbath – perfect for peaceful mornings.

To the rear, a flagged patio leads to a lawn and wooden decked terrace, all enclosed and ideal for entertaining. A driveway for two cars, wooden shed, and dual gated pedestrian access to separate roads complete this impressive outdoor offering.







## Key information

- **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.

TENURE	Freehold
CONSTRUCTION	Stone walls, slate roof
PROPERTY TYPE	Semi-detached
PARKING	Driveway for two cars
EPC RATING	00
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band TBC
ELECTRICITY SUPPLY	Connected to mains
GAS SUPPLY	Connected to mains
WATER SUPPLY	Connected to mains
SEWERAGE	Connected to mains
HEATING	Gas central heating, plus several fires
BROADBAND	Connected
MOBILE SIGNAL	Good coverage



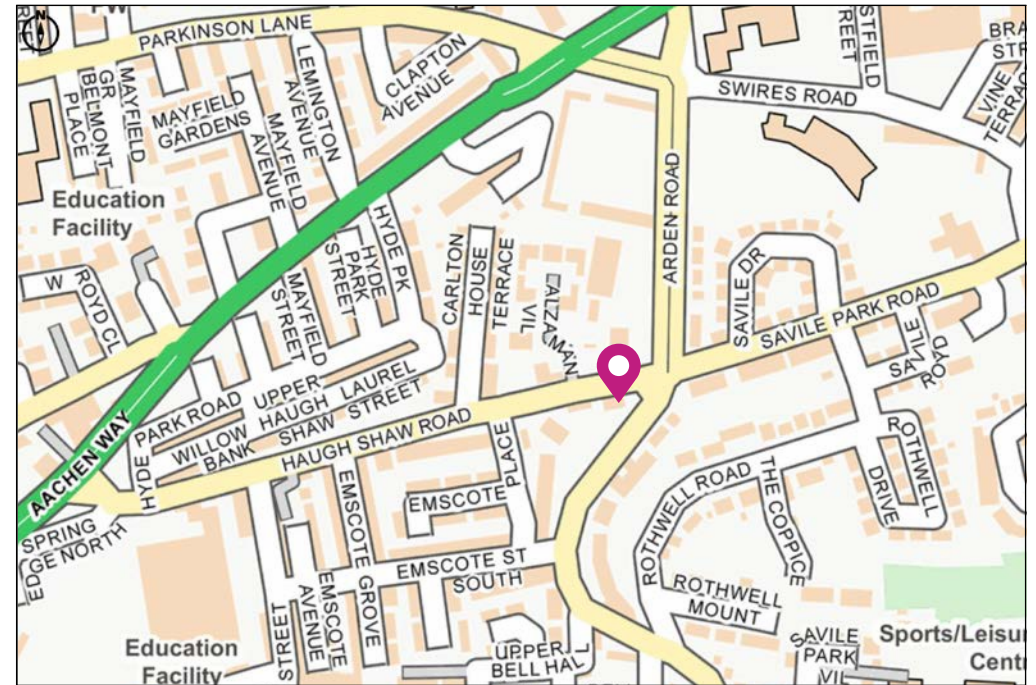
## Location

Set along the leafy stretch of Savile Park Road, Arden Lodge enjoys one of Halifax's most desirable addresses. This well-regarded area is popular with families and professionals alike, thanks to its elegant period homes, proximity to the town centre, and excellent local amenities – including highly regarded schools such as The Gleddings Preparatory School, Crossley Heath Grammar, and Savile Park Primary.

The open green space of Savile Park is just a short walk away – ideal for weekend strolls, dog walking, and family picnics – while nearby independent shops, cafes, and supermarkets provide everyday convenience. Halifax town centre, The Piece Hall, and the railway station are all within easy reach, offering direct trains to Leeds, Bradford, and Manchester.

Whether commuting, raising a family, or seeking a stylish and spacious base with character, this location offers the perfect blend of lifestyle and connectivity.

Let 1 Arden Lodge welcome you home to space, character, and timeless charm.



Contact us to arrange your private viewing today.

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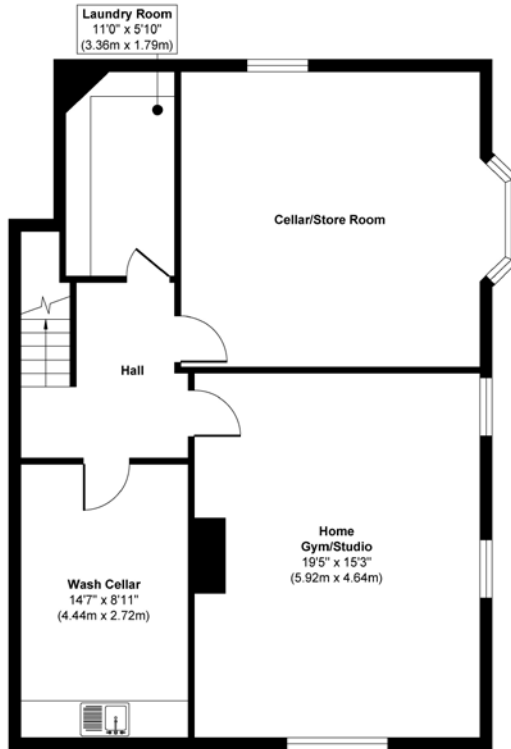
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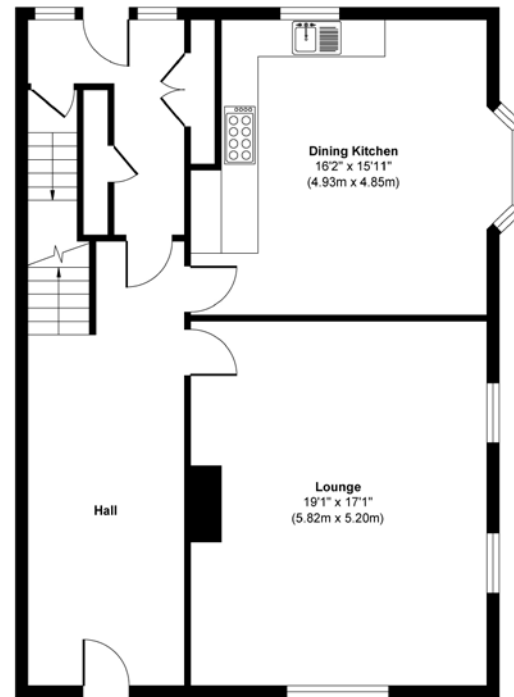


# Floor plans

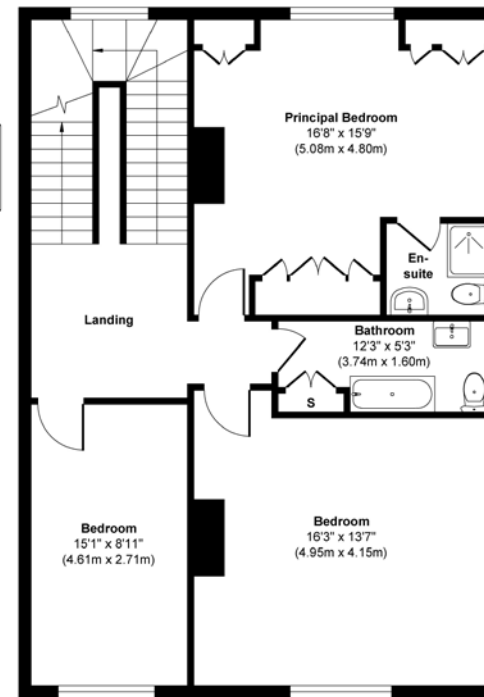
Lower ground floor



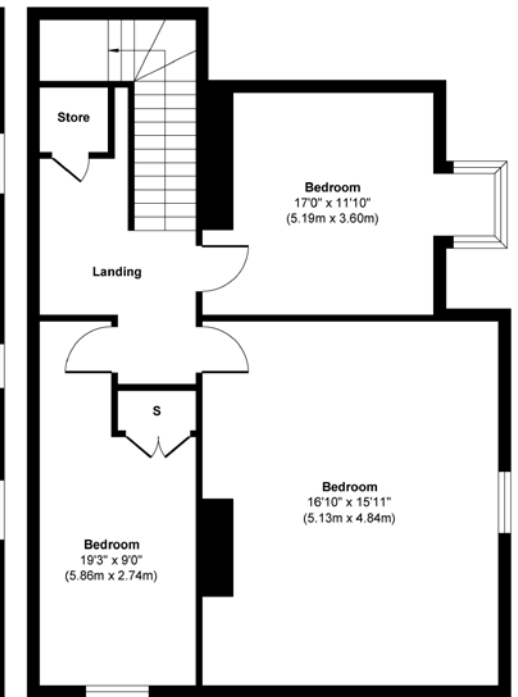
Ground floor



First floor



Second floor



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Total approximate floor area:  
**3,372 sqft (313.36m<sup>2</sup>)**

Please note: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.





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