



14 HEATH AVENUE MANOR HEATH, HALIFAX

Situated in one of Calderdale's premier residential locations, within the heart of Savile Park, lies this stone built Victorian semi-detached residence providing spacious family accommodation. This period family home, which has maintained many period features, briefly comprises an entrance vestibule, entrance hall, downstairs cloakroom, two reception rooms, breakfast kitchen, utility room, suite of cellars, six bedrooms, bathroom, gardens, garage, gas central heating, and double glazing. The property provides excellent access to the local amenities of Savile Park and Skircoat Green, including outstanding schools, as well as easy access to Halifax town centre and the trans-Pennine road and rail network linking the business centres of Manchester and Leeds. Although the property requires some cosmetic attention, which is reflected in the asking price, an internal inspection is absolutely essential to fully appreciate the potential this spacious Victorian residence provides. Very rarely does the opportunity arise to purchase such a quality family home in this highly desirable location and as such an early appointment to view is strongly recommended to avoid disappointment.

Price Guide: O/O £650,000



The front entrance door opens into the

ENTRANCE VESTIBULE

With double glazed window to the side elevation, cornice to ceiling and a fitted carpet. A door opens into the

DOWNSTAIRS CLOAKROOM

With white two-piece suite comprising hand wash basin in vanity unit and low flush WC, double glazed window to the side elevation, fitted cupboards and a heated towel rail.

From the Entrance Vestibule a glass panelled entrance door opens into the

IMPRESSIVE ENTRANCE HALL

With its spindled staircase leading to the first-floor accommodation, radiator with cover, and cornice to ceiling,

From the Entrance Hall a door opens into the

LOUNGE 4.84m x 5.72m

With double glazed window to the front elevation enjoying an attractive garden outlook, period fireplace to the chimney breast incorporating coal effect living flame gas fire, cornice to ceiling with ornate plaster work, two radiators with covers, one TV point, and a fitted carpet.

From the Entrance Hall a door opens to the

DINING ROOM 5.73m into bay window x 5.82m

With an angular bay window to the front elevation incorporating double glazed units and enjoying an attractive garden outlook. Fireplace to the chimney breast with coal effect living flame gas fire and marble inset and hearth, ornate cornice to ceiling with matching dado rail, three double radiators and a fitted carpet.

From the Entrance Hall a glass panelled door opens into the

REAR ENTRANCE HALL

With glass panelled door opening into the

BREAKFAST KITCHEN 4.83m x 4.84m

Being fitted with a range of handmade wall and base units incorporating granite work surfaces with a double bowl Belfast sink unit with mixer tap, Rangemaster cooking range with six gas rings and double oven, integrated fridge, integrated, microwave and an integrated dishwasher. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, double glazed window to the rear elevation, cornice to ceiling, one single radiator and a tiled floor.

From the Rear Entrance Hall a sliding door opens into the

UTILITY ROOM 3.56m x 2.09m

With fitted wall and base units incorporating a stainless-steel single drainer sink unit with mixer tap, plumbing for an automatic washing machine and power point for a tumble dryer. The utility room is tiled around the work surfaces with complementing colour scheme to the remaining walls, double glazed window to the rear elevation, and one double radiator.

From the Utility Room a door opens to stairs leading down to the

SUITE OF CELLARS

Running the whole length of the property.

CELLAR ONE (Beneath Dining Room)

With stone table and fitted shelves. Housing the electric meter.

CELLAR TWO (beneath Lounge)

Providing excellent storage facilities

UTILITY CELLAR (beneath the Kitchen)

Housing the Vailant central heating boiler, and a stone sink and double-glazed window to the rear elevation.

COAL CELLAR

STORE CELLAR

From the Entrance Hall a spindled staircase with fitted carpet leads to the

HALF LANDING

With door to the

FAMILY BATHROOM

With a white four-piece suite comprising hand wash basin in vanity unit, Victorian style roll top claw foot stand-alone bath with external mixer shower tap, low flush WC, bidet, and large walk-in shower cubicle with handheld and rainfall shower units. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls, cornice to ceiling, double glazed window to the front elevation, and one radiator.

FIRST FLOOR LANDING

With large period skylight window, and a fitted carpet.

From the Landing a door opens to

BEDROOM ONE 4.85m x 5.20m into bay window

With angular bay window to the front elevation with double glazed units enjoying an attractive garden outlook, built-in furniture incorporating wardrobes, bridging units, beside cabinets and dressing table, two double radiators and a fitted carpet.

From the Landing a door opens to

BEDROOM TWO 4.88m x 4.82m

This double bedroom is presently used as an office and has a double-glazed window to the front elevation enjoying an attractive garden outlook. Fitted desk unit with cupboards and drawers and a fitted computer station, one double radiator, fitted carpet, and a door to under the stairs store cupboard.

From the Landing a door opens to

BEDROOM THREE 4.84m x 4.39m

This third double bedroom has a double-glazed window to the rear elevation, to either side of the chimney breast there are built-in wardrobes with cupboards above, cornice to ceiling, pedestal wash basin, one double radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM FOUR 4.86m x 3.14m

With double glazed window to the rear elevation, built-in wardrobes to one wall, cornice to ceiling, one double radiator and a fitted carpet.

From the Landing a door opens to stairs leading to the

SECOND FLOOR LANDING

From the Landing a door opens to

BEDROOM FIVE 4.88m x 4.79m

With arched double-glazed window to the front elevation, and a door providing access to the large Victorian skylight window, and one double radiator.

From the Landing a door opens to

BEDROOM SIX 4.89m x 4.89m

With arch double-glazed window to the rear elevation, period cast iron fireplace to the chimney breast, one double radiator and a fitted carpet.

GENERAL

The property is constructed of stone and surmounted with a blue slate roof. It has the benefit of all mains services, gas, water and electric with the added benefit of gas central heating and double glazing. The property is freehold and is in council tax band F.

EXTERNAL

To the front of the property there is a large lawned garden with flagged patio, mature plants and shrubs with a tarmacked drive which continues to the side of the property providing parking for several vehicles and leading to the

DETACHED GARAGE

With an electric up and over door.

To the rear of the property there is a rear yard with steps down to the basement cellar and steps to the rear entrance door. External water supply.

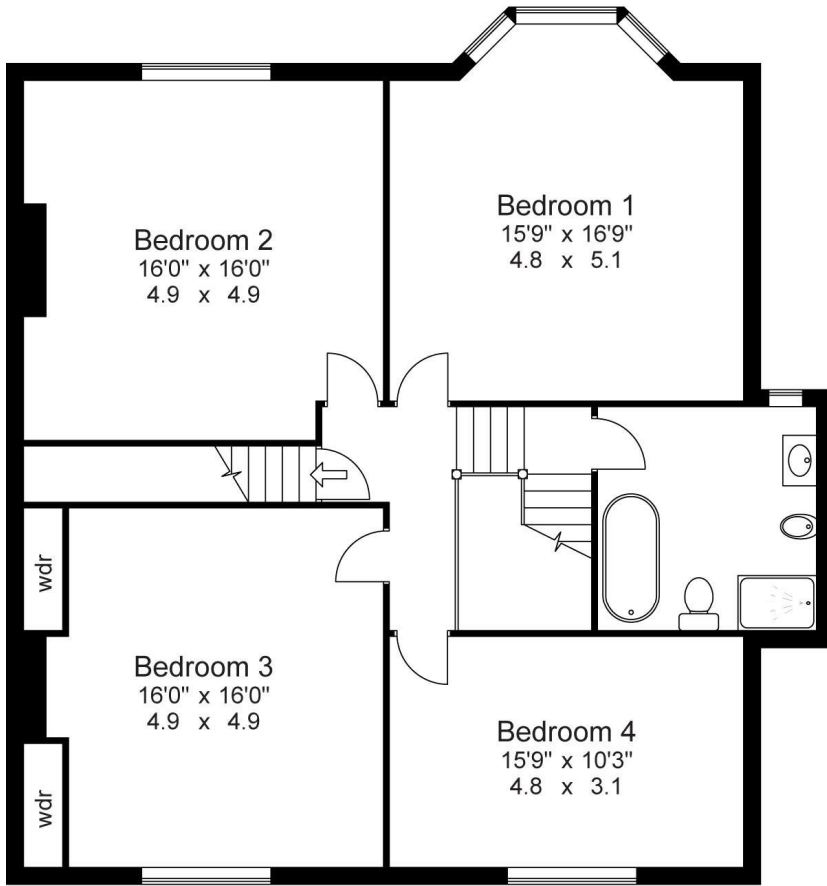
TO VIEW

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

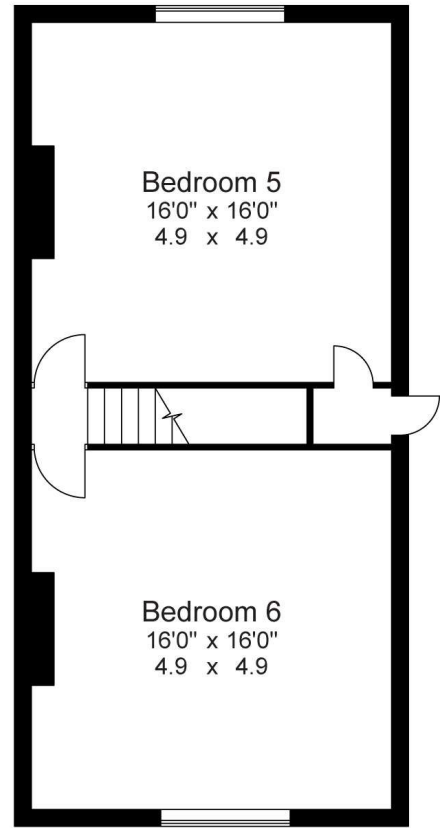
DIRECTIONS

Sat Nav HX3 OEA

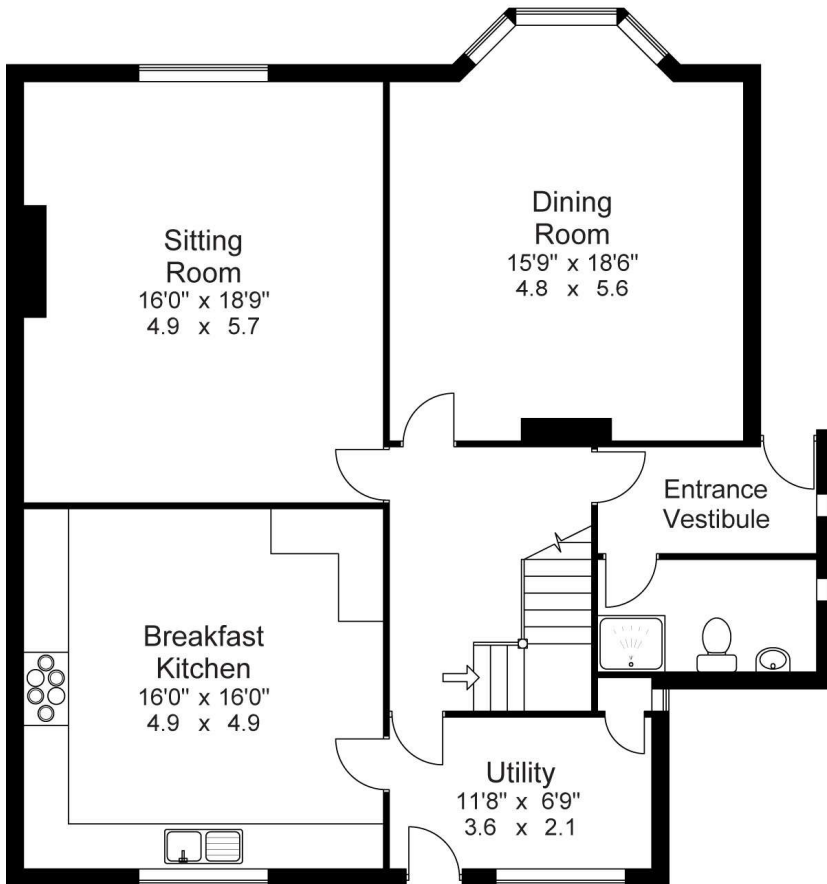
Approx Gross Floor Area = 2860 Sq. Feet
= 265.7 Sq. Metres



First Floor



Second Floor



Ground Floor

For illustrative purposes only. Not to scale.



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