



36 Heath Crescent, Savile Park, Halifax, West Yorkshire, HX1 2PW

Offers Around £425,000

- : Superb Period Residence
- : Large Front Garden
- : Close to Outstanding Schools
- : Easy Access To Trans Pennine Road & Rail Network
- : Realistically Priced
- : Quality Fixtures & Fittings
- : Desirable Location
- : Attractive Family Home
- : Integral Garage
- : Viewing Essential



# 36 Heath Crescent, Halifax HX1 2PW

Welcome to this charming terraced house located on Heath Crescent in the desirable area of Savile Park, Halifax. This older property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With five bedrooms, there is ample space for a growing family or for those who enjoy having a home office or hobby room.

The property features two bathrooms, ensuring convenience for all residents. Additionally, the parking space and garage provides ease and accessibility in this bustling neighbourhood.

Heath Crescent is close to outstanding schools and is situated within a friendly community, making it an ideal location for those seeking a tranquil yet vibrant place to call home. The property's classic terraced style adds character and charm, setting it apart from modern builds.

Don't miss the opportunity to own this lovely home in the Savile Park area, Halifax. With its spacious interior, convenient amenities, and prime location, this property is sure to be a wonderful place for you and your family to create lasting memories.



Council Tax Band: E



## SPACIOUS ENTRANCE HALL

With ornate plaster cornice to ceiling and a matching delph rack. The Entrance Hall is wood panelled with a matching floor, one telephone point and one double radiator with cover.

## LOUNGE

65'7" x 49'2" into bay window

LOUNGE 20' x 15' into bay window

With angular bay window to the front elevation incorporating uPVC double glazed units enjoying an attractive garden outlook and being fitted with colonial style window blinds. Feature fireplace to the chimney breast incorporating fire surround with matching inset and hearth and coal effect living flame gas fire, with fitted cupboards and shelves to either side. The charm and character of this room is enhanced by the ornate cornice and plaster work to the ceiling and the cam dene wood floor. Two double radiators and one TV point.

## DINING AREA

52'5" x 42'7" 32'9"

DINING AREA 16' x 13'10"

With period feature fireplace incorporating an encased coal effect living flame gas fire on a matching hearth. Ornate plaster work to ceiling with cornice and picture rail, uPVC double glazed window to the rear elevation providing this room with its's light and spacious aspect Solid wood floor and one radiator.

## KITCHEN

55'9" 29'6" x 26'2" 22'11"

This delightful modern kitchen is fully fitted with a range of modern wall and base units incorporating matching granite work surfaces with a single drainer 1 bowl sink unit with mixer tap and telescopic hand held spray unit, Rangemaster mutli-fuel cooking range with extractor above, centre island with fitted drawers and cupboards, integrated dishwasher and an integrated fridge. This attractive modern kitchen has matching granite splash backs with complementing colour scheme to the remaining walls and is tiled around the cooking range and extractor hood. Inset spotlight fittings to the ceiling, solid wood floor, uPVC double glazed window to the rear elevation and a uPVC double glazed rear entrance door.

From the Entrance Hall, a door opens to the cellar head with a door leading to stairs down to the

## BASEMENT

### UTILITY AREA

With plumbing for an automatic washing machine and power point for tumble dryer and freezer. From the utility area door to

### PLAYROOM/GYM

55'9" 16'4" x 49'2"

PLAYROOM/GYM 17'5 x 15'

With single drainer stainless steel sink unit, fitted cupboards

to one wall providing excellent storage facilities and further cupboard to one side of the chimney breast, uPVC double glazed door opens to stairs leading to the front garden, and one double radiator.

From the Utility Area, a door opens to a

## STOREROOM

Housing the combination boiler and pressurised cylinder tank.

## INTEGRAL GARAGE

15'4" x 14'0"

With electric up and over door, pit, power and light.

## FIRST FLOOR LANDING

With a fitted carpet.

## FAMILY BATHROOM

11'10" x 8'5"

With modern four-piece suite incorporating modern 'egg' shaped free standing bath with external mixer tap and shower unit, walk-in shower cubicle with overhead shower and hand held pencil shower unit, wash basin with drawers beneath and matching low flush W/C. This attractive modern bathroom is tiled around the shower with complementing colour scheme to the remaining walls and exposed brick work to one wall and wood panelling, uPVC double glazed window to the rear elevation, laminate wood floor, inset spotlight fittings and a heated towel rail/radiator.

From the Landing a panelled door opens into

## BEDROOM TWO

42'7" 32'9" x 52'5"

This second double bedroom has a uPVC double glazed window to the rear elevation, cornice to ceiling with matching picture rail, polished wood floor, and one double radiator with cover. From the Landing a panelled door opens into

## BEDROOM ONE

65'7" 3'3" into bay x 45'11" 32'9"

With angular bay window to the front elevation incorporating uPVC double glazed units, cast iron period fireplace to the chimney breast, with fitted wardrobes to one side, cornice to ceiling, cam dene wood floor and one double radiator.

From the Landing a panelled door opens into

## BEDROOM THREE

26'2" 29'6" x 26'2"

This single bedroom has a uPVC double glazed window to the front elevation, one double radiator and a laminate wood floor. From the first-floor Landing stairs with fitted carpet lead to the

## SECOND FLOOR LANDING

With exposed beams, fitted carpet and one double radiator.



The spacious landing is used as an office /study area From the Landing a door opens into

#### SHOWER ROOM

With white three-piece suite comprising pedestal wash basin, low flush WC and fully tiled shower cubicle with shower unit. Velux double glazed skylight windows, electric heater and beam to ceiling. From the Landing a panelled door opens to

#### BEDROOM FOUR

49'2"29'6" x 42'7"32'9"

With Velux double glazed skylight window, exposed beams to the ceiling, one double radiator and a fitted carpet. From the Landing a door opens into

#### BEDROOM FIVE

36'1"32'9" x 42'7"16'4"

With exposed beams to ceiling, Velux double glazed skylight window, period cast iron fireplace to the chimney breast, one double radiator and door to under the eave's storage facility.

#### GENERAL

The property is constructed of stone and is surmounted by a blue slate roof. It has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing, gas central heating and a security alarm system. The property is Freehold and is in Council Tax Band E.

#### EXTERNAL

To the front of the property there is a south-facing enclosed garden incorporating a patio area, lawn with mature shrubs and plants, and path leading to the front entrance door. To the rear of the property there is a tarmac courtyard providing off road parking facilities for several vehicles providing access to the integral garage and steps leading to the rear entrance door.

#### TO VIEW

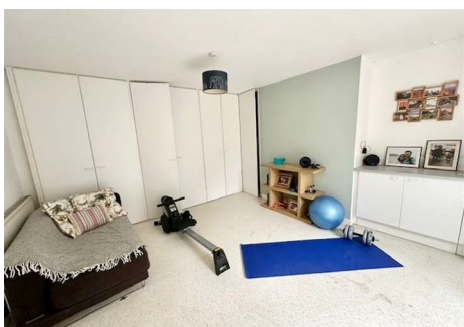
Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

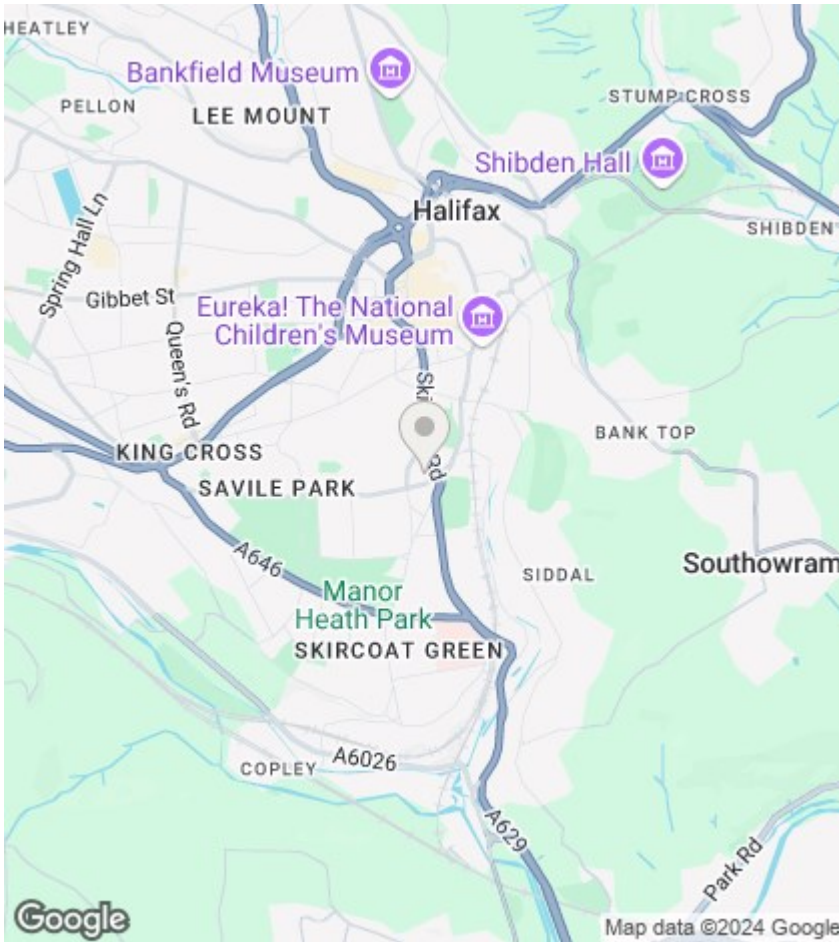
#### SAT NAV

HX1 2PW









**Directions**

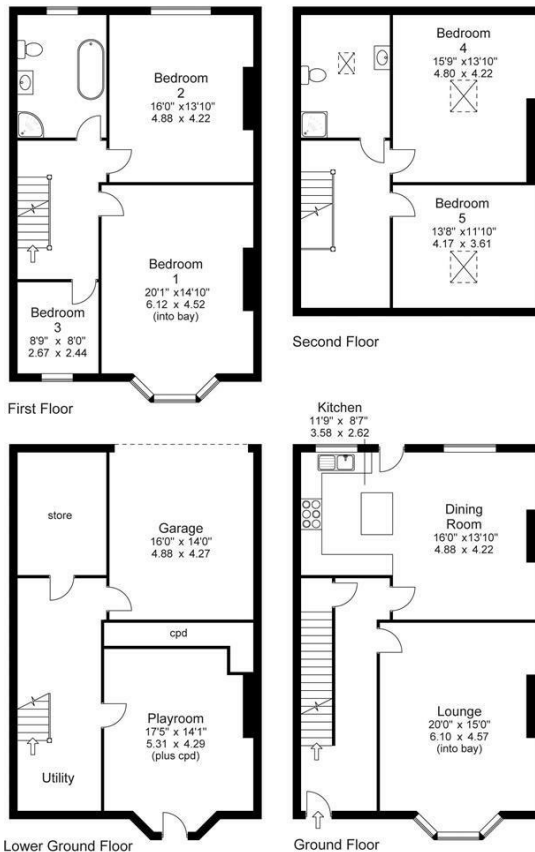
**Viewings**

Viewings by arrangement only. Call 01422 349222 to make an appointment.

**EPC Rating:**

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |

Approx Gross Floor Area = 2977 Sq. Feet  
= 275.96 Sq. Metres



For illustrative purposes only. Not to scale.