



"Savile Field" Savile Road, Halifax, HX1 2BG

Offers Around £795,000

- : Superb Period Residence
- : 6 Bedrooms
- : 2 Large Reception Rooms
- : Double Garage with Stables
- : Easy Access to The Trans Pennine Road & Rail Network
- : Spacious Family Accommodation
- : 3 Bathrooms
- : Spacious Dining Kitchen
- : Easy Access to Halifax Town Centre & Savile Park
- : Viewing Essential

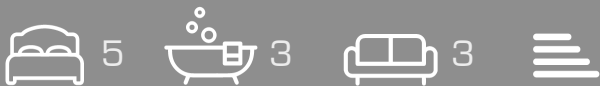
"Savile Field" Savile Road, Halifax HX1 2BG

Welcome to "Savile Field" on Savile Road, Halifax - a truly charming character property that is sure to capture your heart! This delightful home boasts 2 reception rooms, and a spacious Breakfast Kitchen, providing ample space for entertaining guests or simply relaxing with your loved ones. With 5/6 bedrooms and 3 bathrooms, there is plenty of room for the whole family to spread out and enjoy.

Situated in a prime location, this property offers the perfect blend of convenience and tranquility providing easy access to both Halifax town centre & Savile Park. The character of this home shines through, creating a warm and inviting atmosphere that is simply irresistible. Although the property requires a certain amount of cosmetic attention this is reflected in the asking price and allows the successful purchaser ample opportunity to put their own stamp on this period family residence

A double garage with internal stables and a wide driveway means you and your family will always have a convenient place to park. The property has gardens to the front and side and a private courtyard to the rear

Don't miss out on the opportunity to make this charming character property your own. so make an early appointment to view and experience the magic of "Savile Field" for yourself.



Council Tax Band: E



ENTRANCE PORCH

With uPVC double glazed windows to the front and side elevations, a glass panelled door opens into the

ENTRANCE HALL

This spacious and impressive entrance hall has a period cornice to ceiling, two radiators and a fitted carpet.

From the Entrance Hall a door opens into the

LOUNGE

19'10" x 14'10"

This delightful room has windows to the front and side elevations, providing it with its light and spacious aspect, feature fireplace incorporating a living flame log effect gas fire with marble inset and hearth, cornice to ceiling, two radiators, one TV point and a fitted carpet.

From the Entrance Hall a door opens into the

DINING ROOM

19'8" into bay x 15'10"

This spacious dining room has a bay window to the front elevation incorporating uPVC double glazed units, with a further uPVC double glazed window to the side elevation. Gas fire with tiled inset and hearth to the chimney breast, wash basin in vanity unit, two radiators and a fitted carpet.

From the Dining Room a stained glass panelled door opens into the

BREAKFAST KITCHEN

16'8" x 14'0"

This spacious breakfast kitchen is fitted with wall and base units incorporating matching work surfaces with a 2 1/2 bowl sink unit with mixer tap, four ring gas hob with extractor above and fan assisted electric oven and grill, breakfast bar, plumbing for a washing machine and dishwasher. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, uPVC double glazed window to the rear elevation, one radiator, cornice and inset spotlight fittings to the ceiling.

Door to the

SIDE ENTRANCE PORCH

With two uPVC double glazed windows to the side elevations and a uPVC double glazed door opening onto the block paved rear yard.

From the Breakfast Kitchen a door opens into a

INNER HALL

With fitted cupboards. From the Inner Hall a door opens to the

DOWNSTAIRS CLOAKROOM

With modern white two piece suite comprising pedestal wash basin and a low flush W/C, uPVC double glazed window to the side elevation, large built-in cupboards, and one single radiator.

From the Inner Hall back to the

REAR HALL

With door opening to a

BUTLER'S PANTRY

With fitted cupboards providing excellent storage facilities and uPVC double glazed window to the side elevation.

From the Rear Hall a door opens to stairs leading down to a

BASEMENT HALL

Providing useful storage facilities. From the Hall a door opens to

STUDIO/BEDROOM 6

2'14" x 14'9"

This spacious room has a variety of uses and has a uPVC double glazed windows to the front and side elevations, two double radiators, inset spotlight fittings to the ceiling. Door to Storeroom with fitted shelves providing useful storage facilities.

From the Basement Hall a door opens into the

MAIN CELLAR

16'0" x 19'5"

The main cellar has a stone table, stone shelves and houses the central heating boiler and pressurised system. The cellar has power and light.

From the Entrance Hall a sweeping spindled staircase with fitted carpet leads to Half Landing with stairs continuing to the

FIRST FLOOR LANDING

This light and airy landing benefits from a skylight window and uPVC double glazed floor to ceiling windows providing an extremely light and spacious landing one single radiator, and a fitted carpet.

From the Landing a door opens to

BEDROOM THREE

14'10" x 11'6"

This third double bedroom has a uPVC double glazed window to the side elevation, built-in bedroom furniture to two walls incorporating wardrobes, and bridging units. There is a wall mounted gas fire on a ceramic hearth, one radiator, cornice to ceiling and a fitted carpet.

There is a small en suite area to the rear of the bedroom with a hand wash basin and walk-in shower with electric shower unit.

From the Landing a door opens to

BEDROOM TWO

14'9" x 12'11"

This double bedroom has uPVC double glazed windows to the front and side elevations, built-in bedroom furniture comprising wardrobes, dressing table, hand wash basin, bridging units and bedside cabinets, cornice to ceiling and a fitted carpet.

From the Landing a door opens to

MASTER BEDROOM

15'10" x 15'10" plus bay window

This spacious master bedroom has a square bay window to the front elevation with uPVC double glazed units and further uPVC double glazed window to the side elevation. There is a feature period fireplace to the chimney breast with marble inset and hearth and built-in wardrobes to one side of the chimney breast, one double radiator and a fitted carpet.

From the Bedroom a door and two step down to a

DRESSING ROOM

15'11" x 8'9"

This spacious dressing room has built-in wardrobes, uPVC double glazed window to the side elevation and one double radiator.

From the Dressing Room a door opens to

EN SUITE SHOWER ROOM

With modern white three piece suite comprising hand wash basin with mixer tap, low flush W/C and walk-in shower cubicle with rainfall and hand held shower units. The en suite is fully tiled including the floor, has inset spotlight fittings to the ceiling, a chrome heated towel rail/radiator, extractor fan and uPVC double

glazed window to the side elevation.

From the Dressing Room a door opens to a

SMALL INNER HALL

With door to under the stairs cupboard providing useful storage facilities.

From the Landing a door opens into

SHOWER ROOM

With modern white four piece suite comprising hand wash basin, low flush W/C, bidet and walk-in shower cubicle with shower unit. The shower room is fully tiled including the floor with cornice to ceiling, uPVC double glazed window to the side elevation and one single radiator.

From the Inner Landing a door opens to the Servants stairs with fitted carpet leading to the

SECOND FLOOR LANDING

With uPVC double glazed windows to the side elevation,

From the Landing a door opens to a

SECOND FLOOR SHOWER ROOM

With white three piece suite comprising pedestal wash basin, low flush W/C and shower cubicle with electric shower unit. There are built-in cupboards providing useful storage facilities, a uPVC double glazed window to the side elevation, one radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM FIVE

12'9" x 8'6"

With uPVC double glazed window to the side elevation, built-in wardrobes with cupboard space above, period cast iron fireplace to the chimney breast, one single radiator and a fitted carpet.

From the Second Floor Landing a door opens to

BEDROOM FOUR

16'0" x 16'0"

This spacious double bedroom has uPVC double glazed windows to the front and side elevations, one double radiator, an electric wall mounted heater and a fitted carpet.

GENERAL

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

EXTERNAL

To the front of the property there is a block paved path with raised flower bed with mature trees and shrubs, there is a lawned garden with flower and shrub boarder which continues to the side of the property. To the other side of the property there is a block paved drive providing off road parking and leading to the Double Garage.

To the rear of the property there is a block paved courtyard with door to stone built out houses providing further storage.

DOUBLE GARAGE & STABLES

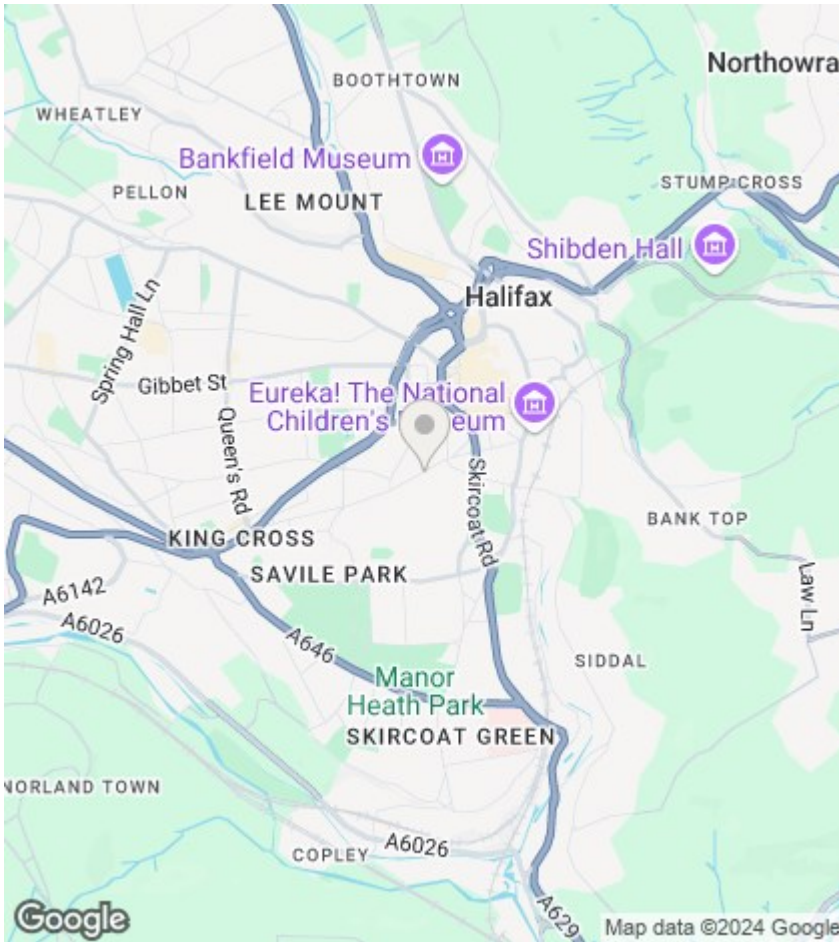
20'11" x 18'1"

With electric roller shutter door, uPVC double glazed windows to the rear elevation, power and light.

From the Garage there are doors to the Former Stables which provide useful storage facilities.







Directions

SAT NAV HX1 2BG

Viewings

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

EPC Rating:

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

Approx Gross Floor Area = 3935 Sq. Feet
= 365.7 Sq. Metres



For illustrative purposes only. Not to scale.