



15 Heath Avenue, Manor Heath, Halifax, HX3 0EA

Offers Over £450,000

- Highly Desirable Residential Location
- Period Features
- Close To Outstanding Schools
- 5 Bedrooms
- Realistically Priced
- Spacious Period family Home
- Requires Some Cosmetic Attention
- 2 Reception Rooms
- Easy Access to Trans Pennine Road & Rail Network
- Viewing Essential



# 15 Heath Avenue, Halifax HX3 0EA

Situated in one of Calderdale's premier residential locations, lies this superb period terraced residence providing deceptively spacious five bedroomed family accommodation. Although the property requires a certain amount of cosmetic attention, which is reflected in the asking price, an internal inspection is absolutely essential to fully appreciate the accommodation provided. The property briefly comprises an entrance hall, two reception rooms, downstairs cloakroom, kitchen, utility room, five bedrooms, two with en suite shower rooms, bathroom, double glazing, gas central heating and garden to the front. 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. Very rarely does the opportunity arise to purchase such a quality property at an affordable price and an early appointment to view is essential to avoid disappointment.



Council Tax Band: E



## ENTRANCE HALL

Period front entrance door with arched window above opens into the a spacious entrance hall With cornice to ceiling with matching dado rail, one double radiator and a laminate wood floor. From the Entrance Hall a door opens into the

## SITTING ROOM

18'9" x 15'10"

With uPVC double glazed sash cord style windows to the front elevation enjoying an attractive garden outlook. Feature period fireplace to the chimney breast incorporating a wood fire surround and open grate solid fuel fire on a matching hearth, ornate cornice to ceiling with matching picture rail, two double radiators, one TV point and a fitted carpet.

From the Entrance Hall a door opens into the

## DINING ROOM

15'10" x 18'9"

With uPVC double glazed windows to the rear elevation, feature fireplace to the chimney breast incorporating wood fire surround with marble inset and hearth with coal effect living flame gas fire, ornate cornice to ceiling with matching picture rail, one double radiator, one TV point and a fitted carpet.

From the Entrance Hall a door opens into the

## DOWNSTAIRS CLOAKROOM

With modern white two piece suite comprising pedestal wash basin and low flush WC, inset spotlight fittings to ceiling, chrome heated towel rail/radiator.

From the Entrance Hall a door opens to cloaks cupboard with coat hanging facilities and fitted cupboards.

From the Entrance Hall door opens into the

## BREAKFAST KITCHEN

15'4" x 14'3"

Being fitted with a range of modern wall and base units incorporating matching work surfaces with double bowl single drainer sink unit with mixer tap, gas cooker with extractor in pull-out canopy above. 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, creel, one double radiator and rear entrance door opening to the rear porch.

From the Kitchen a door opens into the

## UTILITY ROOM

6'9" x 8'5"

With fitted wall and base units incorporating matching work surfaces with stainless steel single drainer sink unit with mixer tap, plumbing for washing machine and a dishwasher. The utility room is tiled around the work surfaces with complementing colour scheme to the remaining walls, double glazed window to the rear elevation, central heating boiler and one double radiator.

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

## BASEMENT CELLARS

Which run beneath the property and provide excellent storage facilities.

## MAIN CELLAR

With power and light, Belfast sink unit, window to the front elevation.

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

## HALF LANDING

With door to

## STORE ROOM

Providing excellent storage facilities.

From the Half Landing the stairs continue to

## FIRST FLOOR LANDING

With large skylight window, ornate cornice to ceiling and matching dado rail, one double radiator and a fitted carpet. From the Landing a door opens to

## BEDROOM ONE

15'11" x 14'11"

This master bedroom has a double glazed window to the rear elevation, period fireplace to the chimney breast with marble surround and open grate fire on matching hearth, cornice to ceiling, one double radiator and a fitted carpet.

From the Bedroom a door opens into the

## EN SUITE SHOWER ROOM

With white three piece suite comprising hand wash basin in vanity unit, low flush WC and shower cubicle with Mira shower. The en suite is fully tiled with pine panelled ceiling with inset spotlight fittings, heated towel rail, doors to built-in cupboards providing useful storage facilities.

From the Landing a door opens to the

## BEDROOM TWO

15'11" x 14'3"

With double glazed window to the front elevation enjoying an attractive garden view, fitted bedroom furniture to the length of one wall including wardrobes with cupboard space above, dressing table and desk. Hand wash basin in vanity unit with mixer tap, cornice to ceiling, one double radiator and a fitted carpet.

From the Landing a door opens into

## BEDROOM THREE

14'6" x 15'8"

This third double bedroom has a uPVC double glazed window to the rear elevation, feature tiled fireplace with open grate, cornice to ceiling, one double radiator and a fitted carpet.

From the Landing a door opens to



#### BEDROOM FOUR

11'11" x 7'11"

With uPVC double glazed window to the front elevation enjoying an attractive view, cornice to ceiling, one double radiator and a fitted carpet.

From the Landing a door opens to a

#### FAMILY BATHROOM

With white four piece suite comprising pedestal wash basin, low flush WC, corner shower cubicle with rainfall and hand held shower units and a Victorian style roll top claw foot bath with Victorian style mixer tap. The bathroom is tiled around the suite with complementing colour scheme to the remaining walls, uPVC double glazed window to the rear elevation, panelled ceiling with inset spotlight fittings, a chrome heated towel, a laminate wood floor, and an extractor fan.

From the Landing a door opens to an inner hall with stairs with fitted carpet leading to

#### ATTIC BEDROOM FIVE

16'1" x 17'8" including en suite shower room

This fourth double bedroom has two Velux double glazed skylight windows, doors to cupboards providing useful storage, one double radiator and a fitted carpet.

Door to

#### EN SUITE SHOWER ROOM

With white three piece suite comprising pedestal wash basin, low flush WC and shower with Mira electric shower unit. Fully tiled with a panelled ceiling with inset spotlight fittings, extractor fan and heated towel rail/radiator.

From the Bedroom a door opens to

#### ATTIC ROOM

With large skylight window and double glazed windows above, providing useful storage space.

#### GENERAL

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

#### EXTERNAL

To the front of the property there is a lawned garden with path leading to the front entrance door. To the rear of the property there is a flagged yard.









### Directions

SAT NAV HX3 OEA

### 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) <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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Floor Area = 3100 Sq. Feet  
= 288.0 Sq. Metres



For illustrative purposes only. Not to scale.