



Glenmaye, 6 Savile Park, Halifax, HX1 3EA

Offers Over £650,000

- : Highly Desirable Location
- : Requires Partial Modernising
- : Attractive Views Over Savile Park
- : Double Garage & Gated Parking
- : Period Features
- : Impressive Victorian Semi Detached Residence
- : Spacious Family Home
- : Close To Outstanding Schools
- : Easy Access To Halifax & The M62
- : Viewing Essential



## 6 Savile Park, Halifax HX1 3EA

Situated in the desirable area of Savile Park, Halifax, this splendid semi-detached Victorian house offers a perfect blend of classic elegance and modern comfort. With an impressive six bedrooms, this property is ideal for families seeking ample space to grow and thrive.

Upon entering, you are greeted by three inviting reception rooms, each providing a unique atmosphere for relaxation and entertainment. Whether you wish to host gatherings or enjoy quiet evenings, these versatile spaces cater to all your needs. The spacious kitchen and utility room complement the living areas beautifully, making it a delightful hub for culinary creativity.

The property boasts two bathrooms, ensuring convenience for both family members and guests alike. The thoughtful layout of the home allows for privacy and comfort, making it a perfect sanctuary for all.

Outside, you will find parking available for numerous vehicles, a valuable feature in this desirable location. The surrounding area of Savile Park is known for its open spaces, outstanding schools, and convenience to local shops and Halifax Town Centre providing a welcoming environment for residents.

This Victorian gem is not just a house; it is a place where memories can be made and cherished. With its generous living space and prime location, this property presents an exceptional opportunity for those looking to settle in a vibrant and friendly neighbourhood. Do not miss the chance to make this house your home.



Council Tax Band: F



### IMPRESSIVE ENTRANCE PORCH

Which has retained many original and period features such as the mosaic tiled Victorian floor, ornate cornice to ceiling and a stained glass and leaded arched window in uPVC double glazed casing. Period leaded and panelled glass entrance door opens into the

### ENTRANCE HALL

With an ornate cornice to ceiling with matching centre rose, arched leaded and stained glass window in uPVC double glazed casement, one double and one single radiator, one telephone point, and stairs with a wrought iron staircase lead to the first floor.

From the Entrance Hall a panelled door opens into the

### DRAWING ROOM

21'9" x (into bay window) 14'11"

With angular bay window to the front elevation incorporating uPVC double glazed units and enjoying an attractive garden outlook with far reaching views over Savile Park. A feature period fireplace to the chimney breast incorporates a marble inset and hearth with Venetian style coal effect living flame gas fire. An impressive feature of this room is the ornate cornice to the ceiling. One double radiator and one TV point.

From the Lounge through to the

### SITTING ROOM

15'8" x 14'11"

With uPVC double glazed windows to the rear and side elevations providing this room with its light and spacious aspect. There is a period fireplace incorporating wood fire surround with open grate fire with tiled inset and hearth. Cornice to ceiling, two double and one single radiator, and one telephone point.

From the Entrance Hall a panelled door opens into the

### DINING ROOM

15'11" x 9'6"

With uPVC double glazed window to the front elevation enjoying an attractive garden outlook, solid wood floor, cornice to ceiling with matching centre rose, and one double radiator.

From the Entrance Hall a panelled door opens into the

### DOWNSTAIRS CLOAKROOM

With modern white two piece suite comprising pedestal wash basin and low flush WC. Double doors open into a cupboard with hanging rail providing excellent coat hanging facilities with cupboard space above. Tiled floor and one double radiator.

From the Entrance Hall a panelled door opens into the

### BREAKFAST KITCHEN

16' x 15'

The central feature of this spacious kitchen is the gas fired Aga set into the chimney breast with attractive wood panelled surround and fitted shelves. To one side of the Aga are built-in cupboards with fitted shelves providing excellent storage facilities. There is a centre console which has a granite worktop and an inset double Belfast sink unit with mixer tap, integrated cupboards and drawers, integrated dishwasher and fridge. uPVC double glazed window with leaded and stained glass upper panel to the rear elevation, and a stone flagged floor.

From the Kitchen a panelled door opens into the

### UTILITY ROOM

9'1" x 6'0"

With fitted solid wood base units incorporating matching solid wood work surface with white enamel Belfast sink unit, plumbing for an automatic washing machine and space for tumble dryer, fridge/freezer etc. There is a uPVC double glazed window to the side elevation with a uPVC double glazed entrance door opening onto the cobbled rear courtyard. One double radiator and a solid stone floor.

From the Utility Room a uPVC double glazed door opens into the

### DOUBLE GARAGE

18'2" x 18'0"

With sliding doors opening onto the cobbled courtyard providing parking facilities. This spacious garage has power and light with a door to a

### SHOWER ROOM

With a low flush WC and shower cubicle which will require replacing.

From the Garage there is a panelled door with stairs leading to the

### PLAYROOM

21'10" x 14'

This is presently used as a store room and has a uPVC double glazed window to the side elevation, power, light and one TV point.

From the Kitchen there is a panelled door with steps leading down to the suite of cellars.

### BASEMENT HALLWAY

One single radiator, uPVC double glazed window to the side elevation, gas meter. From the Basement Hallway a door opens into

### CELLAR ONE

This spacious cellar has been used as a games room and has pine panelling to the walls; a stone flagged floor and a uPVC double glazed window to the rear elevation. It houses the newly installed central heating system with combination boiler and tank. One single radiator, power and light.

From Cellar One through to

### CELLAR TWO

15'11" x 16'

With uPVC double glazed window to the rear elevation. Stone flagged floor and stone shelves providing excellent storage facilities. Power, light and one single radiator. Door to Basement Hallway.

From the Basement Hallway a door opens to further storage facilities and housing the electric meter

Door to

### STORE CELLAR

With power, light and fitted shelving.

From the Entrance Hall stairs lead to the

### FIRST FLOOR LANDING

A panelled door opens to cupboard with fitted shelves providing excellent storage.

From the Landing a panelled door opens to

### BEDROOM TWO

16' x 15'

This spacious double bedroom has a uPVC double glazed window to the rear elevation and one double radiator.

From Bedroom Two there is a panelled door to a

### MODERN JACK AND JILL SHOWER ROOM

With modern white three piece suite comprising pedestal wash basin, low flush WC and fully tiled shower cubicle with shower unit. This shower room has a uPVC double glazed window to the rear elevation, a tiled floor and a chrome heated ladder style radiator. Inset spotlight fittings to the ceiling.

From the Landing a panelled door opens into

### BEDROOM FOUR

15'11" x 9'11"

With uPVC double glazed window to the front elevation enjoying views over Savile Park, one single radiator and cornice to ceiling.

From the Landing a panelled door opens into the



### MASTER BEDROOM

17'11" x 15'

With uPVC double glazed arched windows to the front elevation again taking advantage of the attractive views over Savile Park. Further uPVC double glazed window to the side elevation providing this room with its light and spacious aspect. Double doors open to a built in wardrobe to one wall. Cornice to ceiling and one double radiator.

From the Landing a panelled door opens into the

### MODERN BATHROOM

With five piece suite comprising hand wash basin in vanity unit with granite top, low flush WVC, bidet, fully tiled shower cubicle with shower unit and a contemporary style bath with centre taps and hand held pencil shower unit. This attractive modern bathroom has a tiled floor with uPVC double glazed windows to the front and side elevations, inset spotlight fittings and a ladder-style radiator.

From the Landing a panelled door opens into

### BEDROOM THREE

15'6" x 15'11"

This third double bedroom has a uPVC double glazed window to the rear elevation. To one side of the chimney breast are built-in wardrobes, one single radiator and one TV point.

From Bedroom Three a panelled door opens into the Jack and Jack Shower Room mentioned above.

From the first floor Landing stairs lead to the

### SECOND FLOOR LANDING

With a delightful Victorian skylight stained glass window. Fitted shelves. From the Landing a panelled door opens into the

### BATHROOM

With modern white three piece suite comprising pedestal wash basin, low flush WVC and panelled bath with shower unit. The bathroom is tiled around the suite with complementing colour scheme to the remaining walls. Velux double glazed skylight window, ladder style heated towel rail/radiator.

From the Landing a door to

### BEDROOM SIX

15' x 9'

With arched uPVC double glazed window to the front elevation overlooking Savile Park. Period cast iron fireplace to the chimney breast. Beams to ceiling and one single radiator.

From the Landing a panelled door opens to

### BEDROOM FIVE

17'11" x 14'11"

With uPVC double glazed window to the front elevation again enjoy pleasant views over Savile Park. Period cast iron fireplace, one single radiator, and beams to ceiling.

From the Landing a door opens to

### STOREROOM

With power and light and providing excellent storage facilities.

From the Landing stairs lead to the arched doorway with period door opening to the

### TOWER ROOM

With uPVC double glazed windows to three elevations with stained glass and leaded upper panels enjoying superb panoramic views from its elevated position. One double radiator.

### 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 electricity with the added benefit of uPVC double glazing and gas central heating. The property is Freehold and is in Council Tax Band F

### EXTERNAL

To the front of the property there is a lawned garden with flower and shrub border and a path leading to the front entrance door. The path continues to the rear of the property where there is an enclosed cobbled courtyard with patio area and shrubs.

### TO VIEW

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

### DIRECTIONS

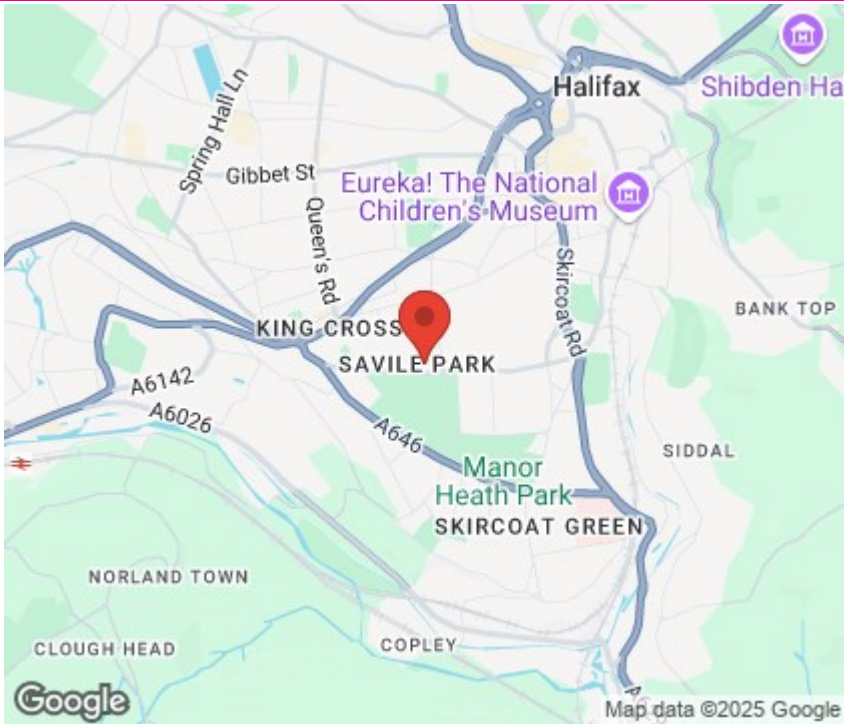
From our office in Skircoat Green proceed along Skircoat Green Road and at the traffic lights turn left into Skircoat Moor Road and at the next traffic lights turn right continuing along Savile Park until reaching the traffic lights at the junction by St Jude's Church. Turn left and first right, number 6 is where you will see our signboard.









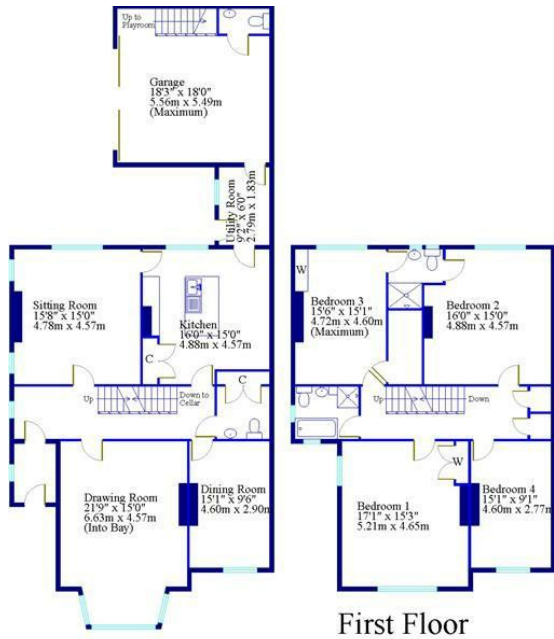


**Directions**  
 SAT NAV HX1 3EA

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

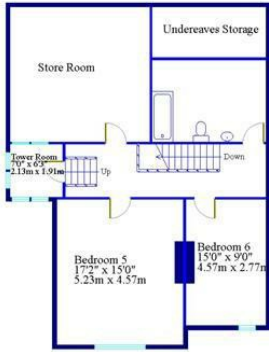
**EPC Rating:**  
 E

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	49	77
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor

First Floor



Second Floor

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
 All measurements walls doors windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller, his Agent nor Business Etc Ltd  
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