



Queensmere 4 Queens Gate, Savile Park, Halifax, HX3 OEQ

Offers In The Region Of £575,000

- : Superb Period Property
- : Attractive Views Over Savile Park
- : Highly Desirable location
- : Detached Double Garage
- : 5 Bedrooms 3 Bathrooms 2 Reception Rooms
- : Spacious Family Home
- : Close to Outstanding Schools
- : large Garden To The Rear
- : One Bedroomed Apartment on the Second Floor
- : Viewing essential

Queensmere 4 Queens Gate, Halifax HX3 0EQ

Situated in the desirable area of Savile Park, Halifax, this impressive period semi detached house offers a perfect blend of space and comfort. With its older architectural charm, the property boasts two generous reception rooms, ideal for both entertaining guests and enjoying quiet family evenings.

The residence features five well-proportioned bedrooms, providing ample space for a growing family or the opportunity to create a home office or guest rooms. The three bathrooms ensure convenience for all occupants, making morning routines a breeze. Although the property requires some cosmetic attention this is reflected in the asking price. The second floor is presented as a one bedroomed apartment which has previously been rented out.

Outside, the property enjoys a large garden to the rear, and a single garage adding to the practicality of this lovely home. The surrounding area is known for its picturesque views and community spirit, making it an excellent choice for those seeking a peaceful yet vibrant lifestyle. The property provides easy access to outstanding local schools and the trans Pennine road and rail network linking the business centres of Manchester & Leeds

This property is a rare find, combining spacious living with the character of an older home, making it a must-see for anyone looking to settle in the heart of Halifax.



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E

Council Tax Band: F



ENTRANCE VESTIBULE

With exposed stonework and a matching floor. From the Entrance Vestibule a period leaded and stained glass panelled door with matching leaded and stained-glass panels to either side opens into the

ENTRANCE HALL

With cornice to ceiling with picture rail, leaded secondary double-glazed window to the side elevation, cupboards providing useful storage facilities, one double radiator, one TV point and a fitted carpet.

From the Entrance Hall glass panelled double doors open into the

LOUNGE

15'10" x 13'9"

With a bay window to the front elevation incorporating uPVC double glazed units and taking full advantage of the attractive views over Savile Park. Feature fireplace to the chimney breast with Robinson Willey gas fire, cornice to ceiling, two double radiators, one TV point and a fitted carpet.

From the Entrance Hall a panelled door opens into the

DINING ROOM

15'8" x 14'11"

The central feature of this room is the superb period oak panelled and carved fireplace which extends to the chimney breast with a coal effect living flame gas fire on a matching hearth, cornice to ceiling with matching Delph rack, uPVC double glazed window to rear elevation enjoying a garden outlook, one double radiator and a fitted carpet.

From the Entrance Hall a door opens to a

DOWNSTAIRS CLOAKROOM

With two-piece suite in grey shade comprising pedestal wash basin and low flush WC, window to the side elevation, one double radiator, and inset spotlight fittings to the ceiling.

From the Entrance Hall a doorway opens into the

BREAKFAST KITCHEN

16'7" x 12'5"

With uPVC double glazed windows to the front and side elevations and a further secondary double-glazed window to the side elevation providing this room with its light and spacious aspect. The Kitchen has fitted wall and base units incorporating matching work surfaces with a stainless-steel single drainer sink unit, a gas cooker point with extractor in canopy above, two double radiators, wall mounted gas fire and a glass panelled rear entrance door.

From the Entrance Hall two steps lead to a

HALF LANDING

With door to cupboard providing excellent storage facilities, period leaded secondary double-glazed window to the side elevation. From the Half Landing stairs with fitted carpet lead to

FIRST FLOOR LANDING

With uPVC double glazed window to the side elevation. From the Landing a door opens to

BATHROOM

With two-piece suite in pink shade comprising pedestal wash basin and panelled bath with Triton shower unit, uPVC double glazed window to the side elevation, double doors open into cupboard providing storage facilities, one radiator and a heated towel rail.

From the Landing a door opens to

SEPARATE TOILET

With low flush WC, and a uPVC double glazed window to the side elevation.

From the Landing a door opens to

BEDROOM THREE

13'0" x 12'5"

With uPVC double glazed window to the rear elevation, hand wash basin in vanity unit, one double radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM TWO

15'1" x 12'5"

With uPVC double glazed window to the rear elevation enjoying an attractive garden outlook, shower cubicle with shower unit and hand wash basin in vanity unit. Door to under the stairs storage, door to further storage facilities, cornice to ceiling with matching dado rail, one double radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM ONE

14'0" x 13'0"

This spacious double bedroom has a uPVC double glazed window to the front elevation enjoying views over Savile Park, to either side of the chimney breast are built in wardrobes with mirrored doors, fitted cupboards and shelves with a matching dressing table to the opposite wall, cornice to ceiling with matching dado rail, one single radiator and a fitted carpet.

From the Bedroom a panelled door opens to

EN SUITE BATHROOM AND DRESSING ROOM

17'3" x 8'10"

With four-piece suite incorporating wash basin in vanity unit, panelled bath with Mira shower unit, low flush WC and a bidet. The bathroom is tiled around the bath and shower with complementing colour scheme to the remaining walls, uPVC double glazed windows to the front and side elevations, built-in wardrobes to the length of one wall with cupboard space above, one double and one single radiator and a fitted carpet. This room was originally a bedroom, and the original door accesses the landing should the purchaser wish to return the room to a bedroom.

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

SECOND FLOOR APARTMENT

KITCHEN AREA

17'2" x 6'10"

With fitted base units with matching work surfaces with stainless steel single drainer sink unit with mixer tap, two ring

electric halogen hob with extractor in hood above, fan assisted electric oven and grill and plumbing for an automatic washing machine. Velux double glazed skylight window and a double radiator.

From the Kitchen a door to

LOUNGE

12'5" x 12'7"

With uPVC double glazed window to the front elevation enjoying an attractive view over Savile Park, built-in cupboards providing useful storage facilities, one double radiator and a fitted carpet.

From the Kitchen a door to

BEDROOM

8'4" x 9'10"

With uPVC double glazed window to the side elevation and uPVC double glazed door opening onto a balcony overlooking Savile Park, one double radiator and a fitted carpet.

From the Kitchen area a door opens into the

SHOWER ROOM

With three-piece suite comprising hand wash basin with mixer tap in vanity unit, low flush WC and a shower cubicle with shower unit. The shower room is fully tiled including the floor and has a panelled ceiling with inset spotlight fittings, uPVC double glazed window to the side elevation, chrome heated towel rail/radiator and an extractor fan.

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 uPVC double glazing.

EXTERNAL

To the front of the property there is a garden with path leading to the front entrance door. To the side of the property there is a shared drive. To the rear of the property there is a large garden with access to the cellars

SMALL STONE CELLAR 1.36m x 2.49m

Housing the Potterton central heating boiler.

MAIN CELLAR 3.80m x 4.35m

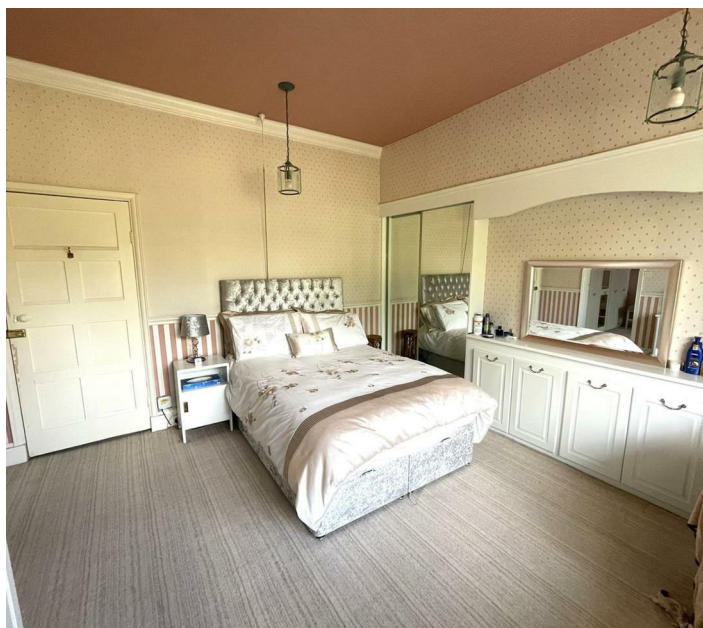
Beneath the Kitchen

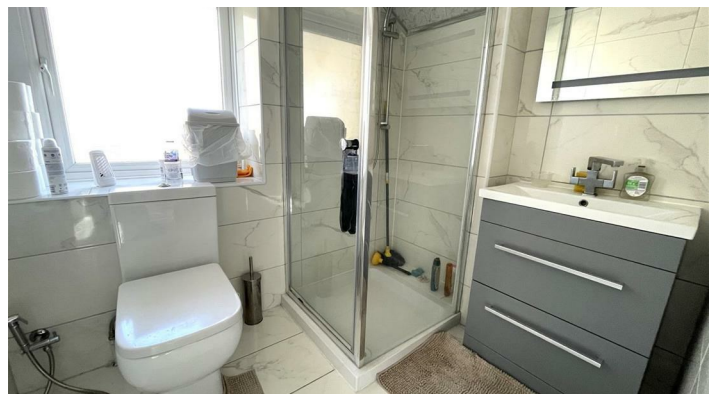
WINE CELLAR 1.08m x 4.81m

COAL CELLAR 2.75m x 1.36m

There is a staircase from the Cellars leading to the Entrance Hall which has been blocked off. The cellars have power, water and light.

the rear garden has mature plants and shrubs with a path leading to the rear entrance door. There is a summer house and a DETACHED DOUBLE GARAGE 5.26m x 4.97m with electric up and over door, power, and light. There is further off-road parking to the side of the garage







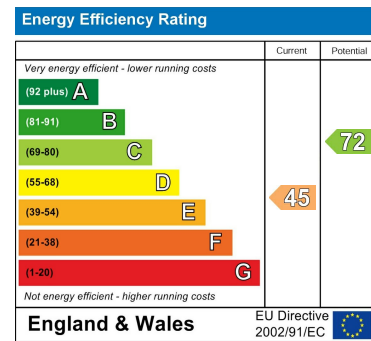
Directions

HX3 0EQ

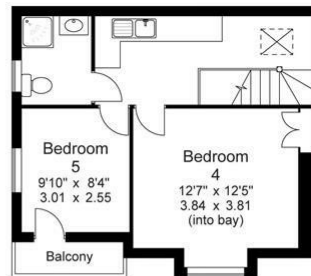
Viewings

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

EPC Rating:



Approx Gross Floor Area = 2297 Sq. Feet
 = 213.39 Sq. Metres



For illustrative purposes only. Not to scale.