



6 Heath Gardens, Savile Park, Halifax, HX3 0BD

Offers Over £475,000

- : Superb Period Terraced Residence
- : Beautifully Presented
- : 2 Large Reception Rooms
- : Stunning Bathroom & Breakfast Kitchen
- : Double Garage

- : Attractive and Spacious family Home
- : Quality Fixtures & Fittings
- : 5 Bedrooms (4 Spacious)
- : Close To Outstanding Schools
- : Viewing Essential

6 Heath Gardens, Halifax HX3 0BD

Welcome to this charming Victorian character property located in the prestigious Heath Gardens of Savile Park, Halifax. This delightful home boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With five generously sized bedrooms, there is ample space for the whole family to enjoy.

The property features two well-appointed bathrooms, ensuring convenience and comfort for all residents. The Victorian age of the property adds a touch of history and elegance, making it a truly unique and special place to call home.

Situated in a sought-after location, close to some of the best schools in the country, this property offers a double garage, a valuable commodity in this bustling area. Whether you're looking for a cozy family home or a stylish residence with character, this property has it all.

Don't miss the opportunity to own a piece of history in the heart of Halifax. Book a viewing today and step into your dream home at Heath Gardens.



Council Tax Band: E



ENTRANCE HALL

With cornice to ceiling, matching arch feature, quickstep floor, two radiators with shelves above, and one telephone point.

From the Entrance Hall a panelled door opens into a

SPACIOUS SITTING ROOM

17'10" x 15'5"

This attractive room has an angular bay window to the front elevation incorporating uPVC double glazed units with period leaded and stained glass upper panels. There is a feature fireplace to the chimney breast incorporating a marble inset and hearth with coal effect living flame gas fire and cupboards to one side. Cornice to ceiling with matching centre rose, wood panelling, one double radiator, one single radiator, Amtico flooring and one TV point.

From the Entrance Hall a glass panelled door opens into the

DINING ROOM

49'2" x 22'11" x 42'7" x 22'11"

This second reception room has a glazed window to the rear elevation, feature fireplace to the chimney breast incorporating a wood fire surround with ceramic inset and hearth and coal effect living flame gas fire. To one side of the chimney breast there are built-in cupboards and display shelves. Cornice to ceiling, one double radiator quick step flooring and one TV point.

From the Dining Room through to the

BREAKFAST KITCHEN

19'10" x 10'9"

This superb fully fitted breakfast kitchen fitted with a range of modern wall and base units incorporating matching quartz work surfaces with stainless steel single drainer sink unit with mixer tap, induction hob fan assisted electric double oven and grill, and combination/microwave oven, integrated fridge, integrated freezer, integrated dishwasher, integrated wine cooler and a centre island breakfast bar with quartz work top. The kitchen has matching splashbacks with complementing colour scheme to the remaining walls. Modern double glazed sash cord window to the side elevation with a further double glazed window to the rear elevation enjoying an attractive garden outlook. A glass panelled rear entrance door opens onto stairs leading to a flagged patio area.

From the Entrance Hall stairs lead down to the

BASEMENT

With glass panelled door opening to

STUDIO ROOM

With window to the rear elevation, door to cupboard housing the combination boiler. With doors to further cupboards.

Panelled door opens to a

DOWN STAIRS CLOAKROOM

With white two piece suite comprising low flush W/C and wash basin.

From the Games Room a door opens to a

CELLAR

With a stone flagged floor and providing excellent storage facilities with the benefit of power and light.

From the Hall a panelled door opens into a

KEEP CELLAR

Providing useful storage facilities.

Door to

UTILITY CELLAR

With sink unit and stone shelves providing further storage, plumbing for automatic washing machine and power point for a tumble dryer

From the Entrance Hall a spindled staircase leads to a

HALF LANDING

From the landing a door opens to the

BATHROOM

This superb bathroom is fitted with a luxury suite comprising a hand wash basin on a vanity unit, low flush toilet, A stand alone copper bath with an external mixer tap and a large walk in shower with rainfall shower unit. This spacious bathroom has double glazed windows to the side and rear elevations and inset spotlights to the ceiling.

From the half Landing stairs lead to the

FIRST FLOOR LANDING

From the Landing a panelled door opens into

BEDROOM ONE

16'0" x 13'10"

This spacious double bedroom has a uPVC double glazed window to the rear elevation, fitted wardrobes to either side of the chimney breast, cornice to ceiling, a fitted carpet, and one double radiator.

From the Landing a panelled door opens into

DOUBLE BEDROOM TWO

14'9" x 13'1"

This second double bedroom fitted wardrobes to either side of the chimney breast, uPVC double Glazed window to the front elevation cornice to ceiling, One double radiator, and fitted carpet.

From the Landing a door opens into

BEDROOM THREE

36'1" x 22'11"

This single bedroom is presently used as a study and has a uPVC double glazed window to the rear elevation, and one double radiator.

From the Landing an open staircase leads to the

SECOND FLOOR LANDING

With Velux double glazed skylight window

From the Landing a panelled door opens into

BEDROOM FOUR

16'0" x 14'0"

This third double bedroom has two Velux double glazed skylight windows providing this room with it's light and spacious aspect. one single radiator, one telephone point, period cast iron fireplace, one double radiator and a fitted carpet

From the Landing a panelled door opens to

BEDROOM FIVE

14'11" x 12'9"

Spacious double bedroom with uPVC double glazed window to the front elevation, One double radiator,

From the Landing a door opens to the

WET ROOM

With low flush WC, hand wash basin and a shower. The wet room is fully tiled.

WALK IN WARDROBE / STORE ROOM

This store room has been converted to a walk in wardrobe with fitted shelves and hanging rails

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 gas central heating, and uPVC double glazing. It is Freehold and in Council Tax Band E.

EXTERNAL

To the front of the property is a garden with an artificial lawn and a block paved path leading to the front entrance door. To the rear of the property there is an Indian stone flagged patio area with a raised decked area beneath a wooden pergola. There is a

DETACHED DOUBLE GARAGE

52'5"13'1" x 55'9"16'4"

The garage has two up and over doors, power and light.

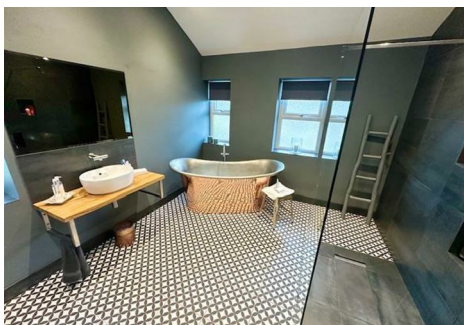
TO VIEW

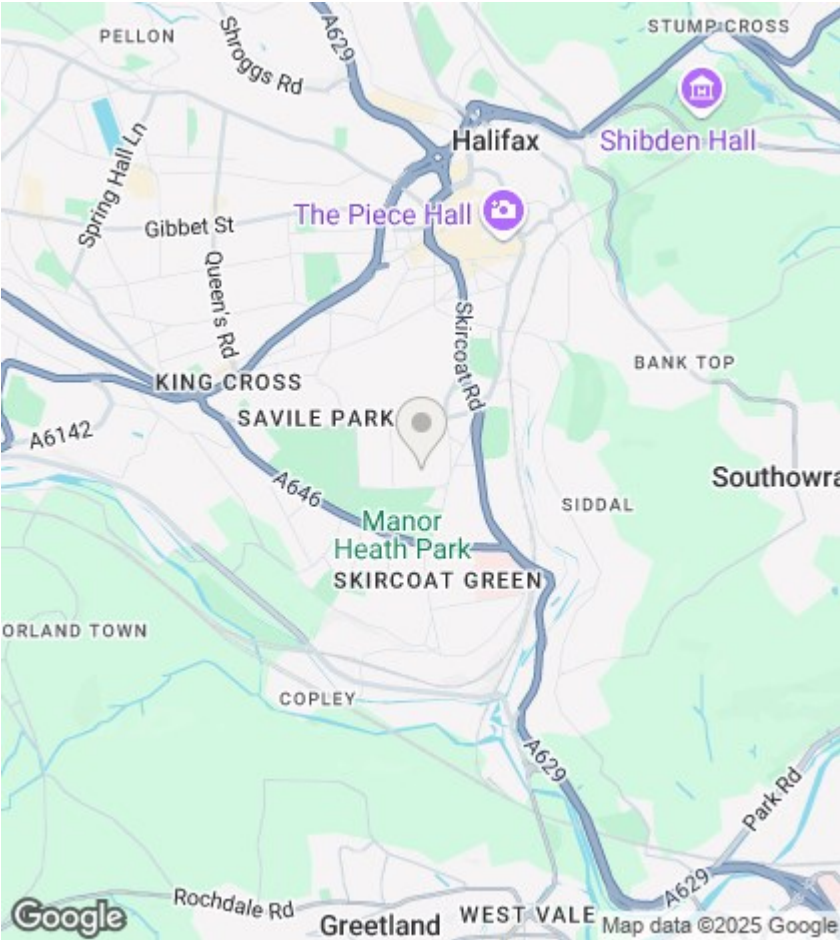
Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

DIRECTIONS

SAT NAV HX3 OBD







Directions

SAT NAV HX3 OBD

Viewings

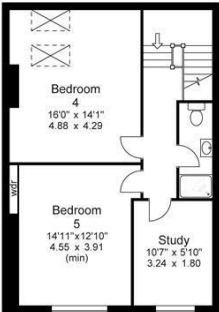
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

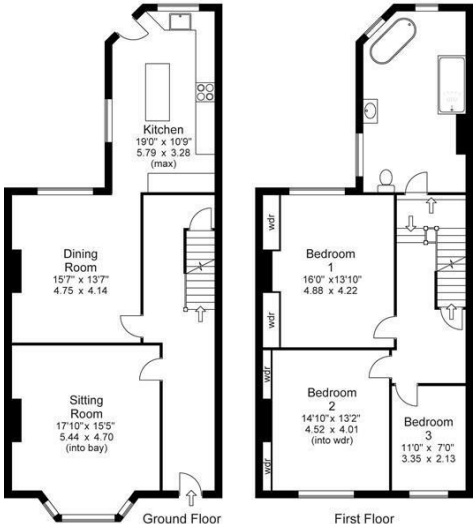
E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	54	
(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 = 2395 Sq. Feet
= 222.11 Sq. Metres



Second Floor



For illustrative purposes only. Not to scale.