



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

Offers Over £600,000

- : Detached Family Home
- : 2 Reception Rooms & A Conservatory
- : Gardens
- : Easy Access to Halifax Town Centre
- : Realistically Priced
- : Close To Outstanding Schools
- : Downstairs Cloakroom & Utility Room
- : Detached Double Garage
- : Individually Designed & Built
- : Viewing Essential



## 14 Heath Gardens, Halifax HX3 0BD

Situated in one of Calderdale's premier residential locations, within the heart of Savile Park, lies this individually designed and built four-bedroom detached residence providing ideal family accommodation.

Although the property requires some modernising, which is reflected in the asking price, an internal inspection is absolutely essential to fully appreciate the spacious family accommodation provided.

The property briefly comprises: entrance hall, two reception rooms, conservatory, downstairs cloakroom, utility room, kitchen, four bedrooms (master with en-suite), large family bathroom, double glazing, gas central heating, double garage, and gardens.

Located within walking distance of excellent amenities in Skircoat Green and Savile Park, including outstanding schools, the property offers easy access to Halifax town centre and the Trans-Pennine road and rail network linking Manchester and Leeds. Very rarely does an opportunity arise to purchase a detached residence in this highly desirable residential location and as such an early viewing is strongly recommended to avoid disappointment.



Council Tax Band: F



### ENTRANCE HALL

Front entrance door opens into the entrance hall with double louvre doors to an under-stairs cupboard providing excellent storage facilities. There is a built in bookcase, two double radiators, a double-glazed window to the side elevation, and a fitted carpet.

From the Entrance Hall door opens to the

### CONSERVATORY

14'0" x 10'2"

Accessed via a glass-panelled door from the entrance hall, the conservatory features sliding patio doors opening onto the south-facing lawned garden.

From the Entrance Hall a door opens into the

### LOUNGE

12'9" x 17'1"

A delightful sitting room with double-glazed windows to the front and rear elevations, providing a bright and spacious atmosphere. Central feature Adam-style fire surround with marble inset and hearth housing a coal-effect living flame gas fire. Cornice to ceiling, two double radiators, TV point, and a fitted carpet.

From the Entrance Hall a door opens into the

### DOWNSTAIRS CLOAKROOM

Fitted with a modern white two-piece suite comprising a pedestal wash basin with mixer tap and a low-flush VVC. The cloakroom is half tiled with complementary colour scheme to the remaining walls, double-glazed window to the side elevation, and a chrome heated towel rail radiator.

From the Entrance Hall a door opens into the

### UTILITY ROOM

15'2" max x 7'2"

This Spacious utility room is fitted with a stainless steel single drainer sink unit with cupboards and drawers beneath, additional fitted cupboards and work surfaces, and plumbing for an automatic washing machine. It houses the Ideal Mexico gas central heating boiler has a Double-glazed window to the side elevation, and one double radiator. From the utility room, a door opens into a store cupboard fitted with shelves, providing excellent storage facilities.

From the utility room, a door leads into the rear entrance porch with coat-hanging facilities and a rear entrance door.

From the utility room a door opens to the

### KITCHEN

11'8" x 9'10"

Fitted with a range of wall and base units incorporating matching work surfaces with a stainless steel double bowl sink unit and mixer tap. Four-ring gas hob with pull-out extractor canopy above, fan-assisted electric oven and grill, and a breakfast bar. The kitchen is tiled around the work surfaces with complementary colour scheme to the remaining walls. Plumbing for an automatic dishwasher, cornice to ceiling, double-glazed window to the side elevation, and one double radiator.

From the kitchen through to the

### DINING ROOM

15'0" x 10'0"

The dining room has double-glazed windows to the side and front elevations, providing another light and spacious room. Cornice to ceiling with inset spotlight fittings, one double radiator, and a fitted carpet.

From the Entrance Hall a staircase leads to a half landing with a double glazed window to the front elevation. The stairs continue to the

### FIRST FLOOR LANDING

With access to an insulated loft. Double louvre doors open into a cylinder cupboard with airing shelves. One single radiator and fitted carpet.

From the Landing a door opens into

### BEDROOM FOUR / STUDY

13'9" x 7'3"

Double-glazed window to the side elevation, one single radiator, and fitted carpet.

From the Landing a door opens to

### BEDROOM ONE

16'10" x 10'4"

A spacious master bedroom with double-glazed windows to the front and rear elevations, providing a bright and airy feel. Built-in wardrobes to two walls, one single radiator, and a fitted carpet.

From Bedroom one a door opens to an

### EN SUITE SHOWER ROOM

Fitted with a white three-piece suite comprising pedestal wash basin, low-flush VVC, and fully tiled shower cubicle with shower unit. Fully tiled walls and floor, double-glazed window to the rear elevation, and a chrome heated towel rail/radiator.

From the landing a door opens to the



### FAMILY BATHROOM

15'2" x 7'1"

Fitted with a four-piece suite in a champagne shade, comprising sunken panelled bath, pedestal wash basin, low-flush W/C, and bidet. The bathroom is tiled around the bath with complementing colour scheme to the remaining walls. Double-glazed window to the side elevation, shaver point, a and double radiator.

From the landing a door opens to

### BEDROOM TWO

11'9" x 9'6"

Double-glazed window to the side elevation, one single radiator, and fitted carpet.

From the landing a door opens into

### BEDROOM THREE

8'4" x 10'9"

Double-glazed window to the side elevation, one single radiator, and a fitted carpet.

### GENERAL

- : Construction: Stone with a blue slate roof
- : Services: All mains services (gas, water, and electricity)
- : Heating: Gas central heating
- : Windows: Double glazing throughout
- : Tenure: Freehold
- : Council Tax Band:

### EXTERNAL

To the front of the property, there is a tarmac drive with flower and shrub borders to one side, leading to a detached double garage with an electric up-and-over door. The drive provides off-road parking for several vehicles. There is also a lawned garden with flower, shrub, and plant borders, as well as a flagged patio area.

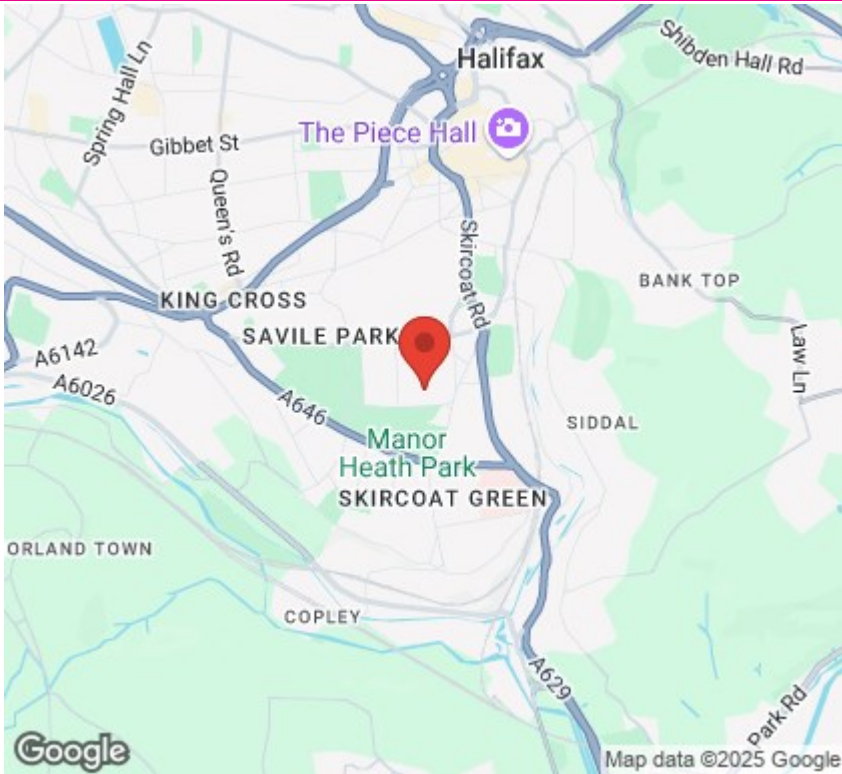
To the rear, there is a further pathway and small patio area, raised flower and shrub borders, and a flagged path leading to the side of the property.











### Directions

SAT NAV HX3 0BD

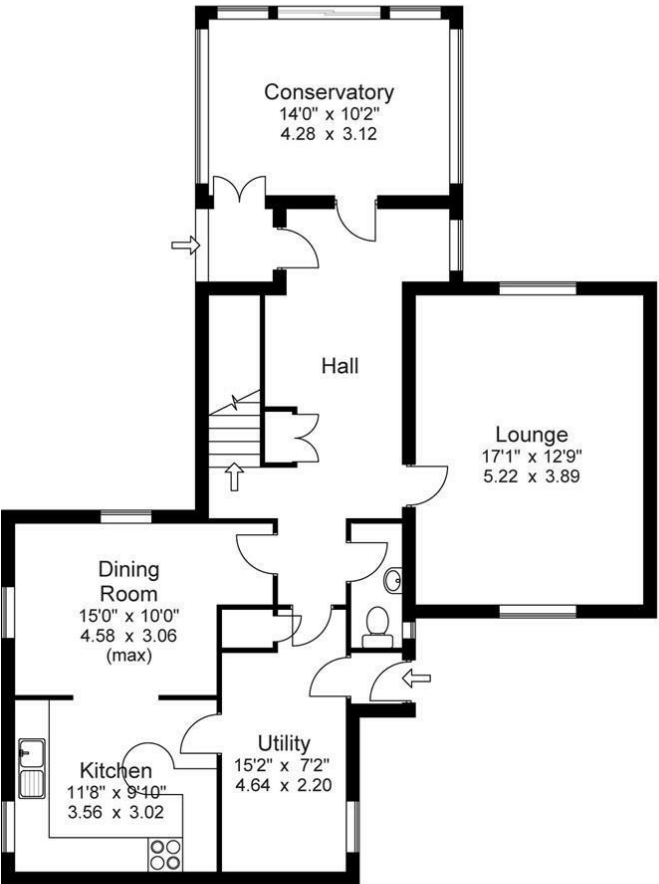
### Viewings

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

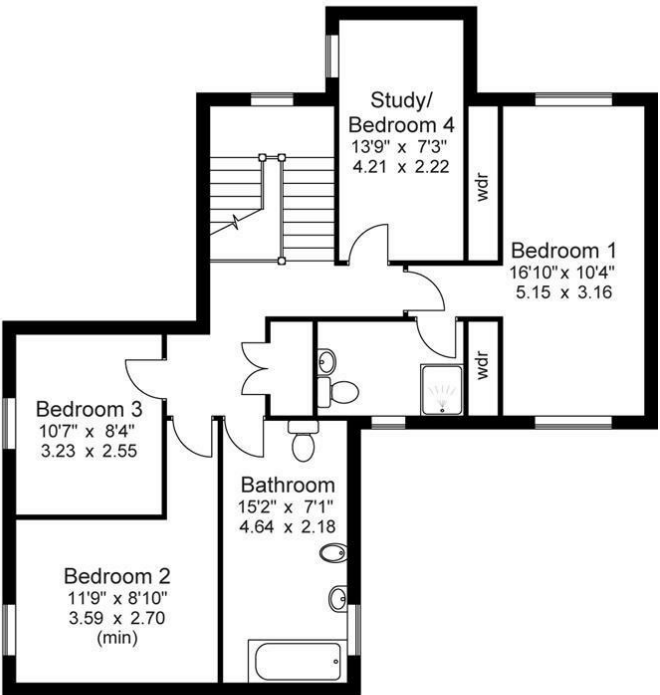
### EPC Rating:

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 = 1859 Sq. Feet  
= 172.8 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.