



18 Savile Park., Halifax, HX1 3EA

Offers Over £500,000

- : Highly Desirable Residential Location
- : 6 Bedrooms
- : 2 Spacious Reception Rooms with Period Features
- : Easy Access to Outstanding Schools
- : South Facing Garden With Open Views
- : Superb Period Family Residence
- : 3 Modern Bathrooms & A Downstairs Cloakroom
- : Modern Fully Fitted Breakfast Kitchen
- : Spacious Garage To The Rear
- : Viewing Essential

18 Savile Park., Halifax HX1 3EA

Situated in one of Calenderdale's premier residential locations lies this substantial stone-built six-bedroom semi-detached period residence providing spacious and attractive family accommodation, the property has retained many period features whilst offering all the benefits of modern-day living.

Just step inside this delightful residence and you cannot fail to be impressed by the accommodation provided which briefly comprises entrance vestibule, entrance hall, two reception rooms, downstairs cloakroom, modern fully fitted breakfast kitchen, six bedrooms, three bathrooms, cellar rooms, gardens and garage, UPVC double glazing and gas central heating.

The property provides excellent access to the local amenities of Skircoat Green and Savile Park, 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.

This superb residence is offered for sale at a realistic asking price and as such, an early inspection to view is strongly recommended to avoid disappointment.



Council Tax Band: F



ENTRANCE VESTIBULE

Front entrance door with stained glass panels to either side opens into a vestibule with cornice to ceiling and sliding doors opening to a shoe and cloaks cupboard providing useful storage.

From the entrance vestibule, a glass panelled period door opens into the

ENTRANCE HALL

18'8" x 15'8"

A most impressive hall with cornice to ceiling, matching delft rack, radiator and fitted carpet. Spindled staircase provides access to the first floor accommodation

From the entrance hall a door opens to the.

SITTING ROOM

20'2" x 16'0"

A delightful reception room with square bay window to the front elevation enjoying a garden outlook and being fitted with uPVC triple glazed units. Feature Adam-style fireplace with marble inset and hearth, log effect living flame gas fire, ornate plaster, cornice and two ceiling roses, radiators, TV point and a polished wood floor.

From the entrance hall door opens to the

DINING ROOM

15'2" x 15'11"

A spacious second reception room with UPVC double glazed windows to the rear and side elevations providing this room with its light and spacious aspect. Period wood fire surround with marble inset and hearth housing a coal effect living flame gas fire. Cornice to ceiling with matching centre rose and delft rack, radiators, TV point and fitted carpet.

From the entrance hall door to an inner hall with sliding door opening to the

DOWNSTAIRS CLOAKROOM

Fitted with a hand wash basin in a vanity unit and low flush W.C. UPVC double glazed window to the side elevation, and one radiator.

From the Inner hall door opens to the

BREAKFAST KITCHEN

14'6" x 11'5"

This spacious fully fitted breakfast kitchen is fitted with a range of modern wall and base units incorporating granite work surfaces with inset Belfast sink and mixer tap. Rangemaster Excel cooking range induction hob, and extractor above, integrated appliances including a fridge, freezer, dishwasher, washing machine and tumble dryer. This attractive modern kitchen has matching granite splashbacks, under cabinet lighting, spot lighting to ceiling, UPVC triple glazed windows to the side and rear elevations, and door leading out to the patio garden at the rear of the property.

From the inner hall door opens to stairs leading down to the

BASEMENT

15'4" x 14'11"

The basement of the property has a Main cellar 15'4" x 15'0" with Worcester Bosch boiler, power and light, stone table, and window to the rear elevation, and a coal cellar providing useful storage.

From the entrance hall a spindled staircase leads to the half landing with further stairs leading to the

SMALL LANDING

With a skylight window and a fitted carpet.

From the landing door opens to the

HOUSE BATHROOM

This delightful bathroom is fitted with a modern four-piece suite comprising pedestal wash basin, low flush W.C, free standing bath with Victorian style mixer/shower tap and shower cubicle with rainforest and handheld units. Walls finished with wet board panelling with complementing colour scheme to the remaining walls Two UPVC double glazed windows to the side elevation, extractor fan, and a vertical modern radiator.

From the landing door opens to

BEDROOM THREE

11'6" x 15'10"

This spacious double bedroom has a UPVC double glazed window to the side elevation, cornice to ceiling and fitted cupboards, radiator and fitted carpet.

From the half landing stairs lead to the

MAIN LANDING

With skylight window, and a fitted carpet

From the landing door to

BEDROOM TWO

15'3" x 11'10", extending to 16'2"

This second double bedroom has a UPVC double glazed window to the rear elevation, cornice to ceiling, radiator and fitted carpet.

From the landing door to

BEDROOM ONE

16'0" x 15'4"

Spacious double bedroom with UPVC double glazed windows to the front elevation enjoying views over Savile Park. Cornice to ceiling, radiators and fitted carpet.

From the bedroom door opens to the

EN SUITE SHOWER ROOM

Modern three-piece suite comprising vanity hand wash basin with mixer tap, low flush W.C and walk-in shower cubicle with rainforest and handheld units. Walls finished with wet board panelling, with complimenting colour scheme to the remaining

walls, an extractor fan, spot lighting, radiator and UPVC double glazed window to the side elevation.

From the landing door opens to

STUDY / BEDROOM FOUR

11'5" x 6'8"

This single bedroom is presently used as an office and has a UPVC double glazed window to the front elevation enjoying views over Savile Park, radiator and fitted carpet.

From the first floor landing a spindled staircase leads to the

SECOND FLOOR LANDING

With a period stained glass sky light window and a fitted carpet.

From the landing door opens to

BEDROOM FIVE

19'6" x 11'2"

A spacious double bedroom with UPVC double glazed window to the side elevation and Velux double glazed skylight. Radiator and fitted carpet.

From the landing door to

BEDROOM SIX

10'6" x 16'0"

This fifth double bedroom has a Velux double glazed skylight window an additional period skylight window, radiator and fitted carpet.

From the landing door opens to the

SECOND BATHROOM

Fitted with a modern four-piece suite comprising hand wash basin set within vanity unit, low flush WVC, panel bath with Victorian-style mixer/shower tap, and walk-in shower cubicle with rainforest and handheld units. Wet-board finish to the shower and bath areas with complimenting colour scheme to the remaining walls, an extractor fan, spot lighting, radiator and Velux skylight.

From the landing door opens to a

STOREROOM

20'5" x 6'4"

With Velux skylight window, and providing excellent storage.

GENERAL

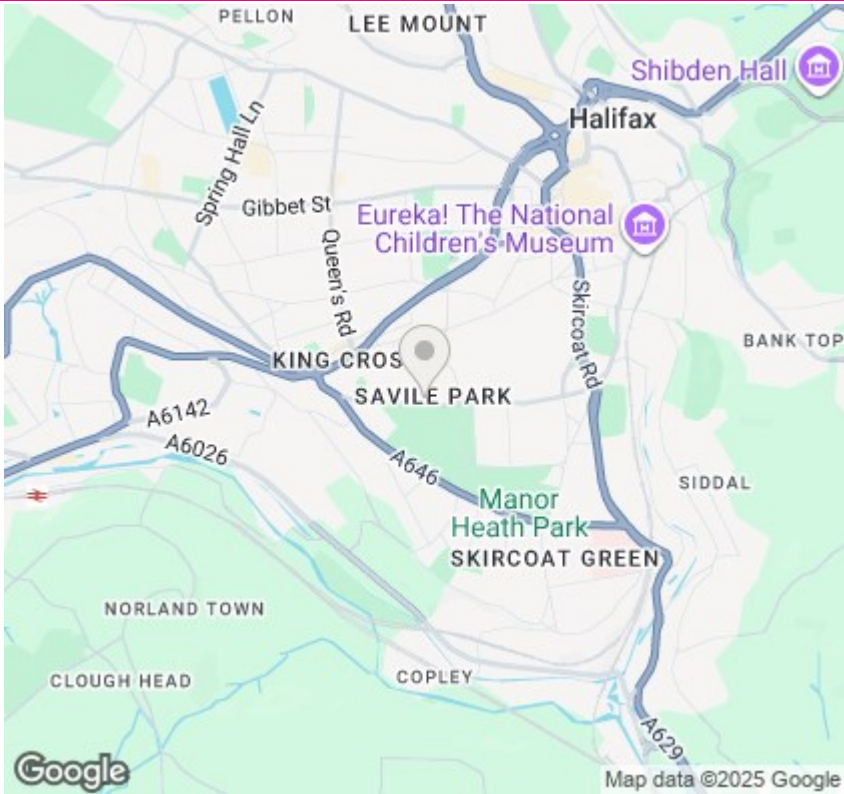
The property is constructed of stone and is surmounted by a blue slate roof. It has the benefit of all mains services of gas water and electric with the added benefit of gas central heating and uPVC double glazing (Sitting room bay window and kitchen triple glazing) The property is Freehold and is in Council Tax Band F

EXTERNAL DETAILS

To the front of the property is a south-facing lawned garden with mature plants and shrubs, and a path leading to the front door. To the side, a path leads to the rear where there is a stone-flagged patio garden. A substantial stone-built semi-detached double garage measuring 20'4" x 16'3" (6.22m x 4.96m) benefits from an electric up-and-over door, power, light and electric car charging point.







Approx Gross Floor Area = 2791 Sq. Feet
= 259.3 Sq. Metres



For illustrative purposes only. Not to scale.

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		75
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	