

Charnock Bates 



# • 27 • Savile Park

## Halifax

SPACIOUS THREE-BEDROOM PERIOD HOME WITH VIEWS ACROSS SAVILE PARK

Positioned directly on Savile Park, this elegant mid-terrace residence combines generous proportions with striking period features. With high ceilings, original stained glass, and beautifully-preserved character detailing throughout, the property offers versatile accommodation across four floors, together with a rear garden.

### GROUND FLOOR

#### ENTRANCE HALL

A stained glass front door opens into a welcoming hallway where original period details set the tone for the home.

#### LOUNGE

A refined reception room featuring an original stained glass door, intricate corning, a decorative ceiling rose, and a gas fire with marble surround. A striking archway detail frames one side of the chimney breast, while a large bay window and additional stained glass bring both light and colour, with views directly across Savile Park.

#### DINING ROOM

A spacious second reception room, currently arranged as a dining and sitting room, with stained glass door, high ceilings, wooden floorboards, and fitted cupboards with shelving flanking the chimney breast. A gas fire adds warmth, while windows capture further views over Savile Park.

#### KITCHEN

Accessed via a stained glass door, the kitchen is fitted with wooden wall, drawer, and base units complemented by contrasting worksurfaces. A Rangemaster is set within a tiled surround, alongside an integrated dishwasher. A window overlooks the garden and a rear door leads outside. Adjoining the kitchen is a useful walk-in pantry/cloakroom.

#### CELLAR

A generous storage area comprising two rooms.

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### FIRST FLOOR

#### FAMILY BATHROOM

Finished with a stained glass door, the bathroom includes a bath with shower over, sink, and heated towel rail.

#### DOUBLE BEDROOM

Overlooking Savile Park, this room features both a small fitted cupboard with shelving and a larger storage cupboard used as a wardrobe.

#### DOUBLE BEDROOM

A dual-aspect room with windows overlooking Savile Park and the nearby church.

#### PRINCIPAL SUITE

Positioned to the rear, the principal bedroom includes fitted wardrobes and a charming cast iron fireplace. The adjoining ensuite offers a toilet, sink, and shower.

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### SECOND FLOOR

#### ATTIC ROOM

A versatile space with two skylights, previously used as a spare bedroom, offering scope for a home office, studio, or playroom.

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### GARDENS AND GROUNDS



### HALIFAX

Property House, Lister Lane, Halifax HX1 5AS

t 01422 380100

### RIPONDEN

250 Halifax Road, Ripponden HX6 4BG

t 01422 823777

### HUDDERSFIELD

Oak House, New North Road, Huddersfield HD1 5LG

t 01484 903000

### LONDON

21 Park Lane, Mayfair, W1K 7AG

