



Clover Hill Road | | Halifax | HX1 2YG

Asking price £210,000



SHERIDAN  
BAILEY  
PROPERTY

Clover Hill Road |  
Halifax | HX1 2YG  
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Located in the popular area of Savile Park, Halifax this 4 bed mid terrace has great potential and an abundance of space. A great family home with period features.

The property briefly comprises, Porch, long Entrance Hall with high ceilings, set the tone for space throughout the property. Living Room, Kitchen/Dining, rear porch with access to yard and steps down to Cellar. On the first floor is the Master Bedroom, Bedroom 4/ Home Office and Bathroom. On the second floor are two further double bedrooms. Early viewing recommended.

- 4 bed mid terrace property
- Spacious throughout with great potential
- Popular area of Savile Park
- 4 double bedrooms
- Original period features

#### Porch

Steps up to Porch, with Minton style flooring and colourfully decorative stained glass window. Front door with partially glazed decorative panel

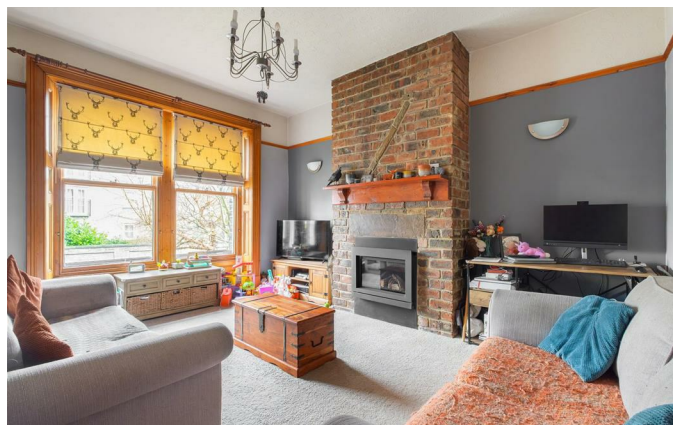
#### Entrance Hall

Long, welcoming Entrance Hall with high ceilings and picture rail. Space for cloaks. Staircase to 1st floor landing

#### Living Room

11'11 x 14'7 (3.63m x 4.45m)

Generously sized light and bright Living Room with feature brick fireplace and inset electric fire. Large window to front elevation. Ample space for large double sofas and daily family living





### **Kitchen/ Dining**

12'11 x 14'0 (3.94m x 4.27m)

Main feature of the Kitchen is the original cast iron range cooker. The Kitchen comprises a range of cream wall and base units with wooden effect work tops over. Plumbing for dishwasher/washing machine, plus space for fridge and modern range cooker. Ceramic Belfast sink with stainless steel mixer taps over. Stable door to rear porch and steps down to Cellar

### **Rear Porch**

Good storage/utility space and access to rear door and yard. Gate to rear and access of street parking

### **Cellar**

12'0 x 14'7 and 6'0 x 8'0 (3.66m x 4.45m and 1.83m x 2.44m)  
Steps down to good size Cellar, currently used for storage

### **Staircase to 1st floor landing from Hallway**

### **Master Bedroom**

15'8 x 14'10 (4.78m x 4.52m)

Generously sized Master Bedroom, a fabulous space with large window to front elevation. Feature brick fireplace with small log burner. Ample space for bedroom furniture.

### **Bedroom 4 / Study**

7'11 x 6'11 (2.41m x 2.11m)

Bedroom 4 can be found on the first floor. Currently used as a Study/Home office. Fitted double wardrobe.

### **Landing with original stained glass window**

### **Bathroom**

1st Floor bathroom with freestanding Victorian style bath with mixer taps and shower head, WC, wash handbasin, vinyl flooring and extractor.

### **Staircase to 2nd floor landing with Velux**

### **Bedroom 2**

14'1 x 14'10 (4.29m x 4.52m)

Another generously sized double bedroom into the eaves with twin Velux skylights.

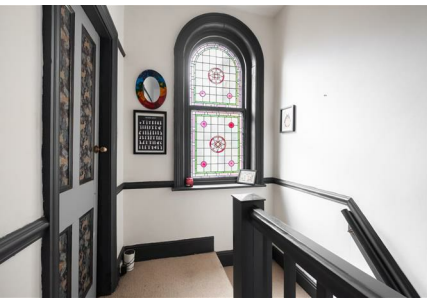
### **Bedroom 3**

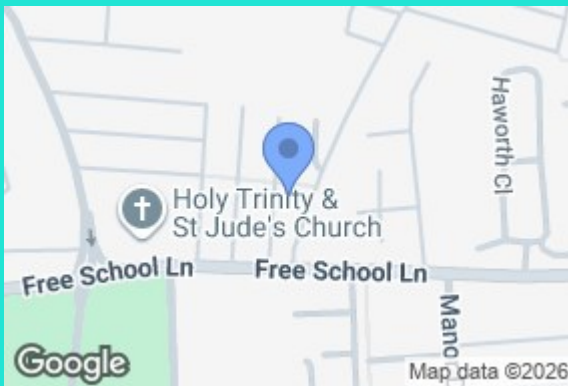
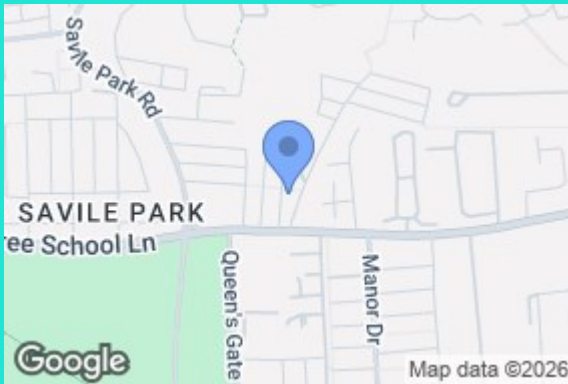
8'4 x 13'10 (2.54m x 4.22m)

Double bedroom again into eaves with Velux skylight.

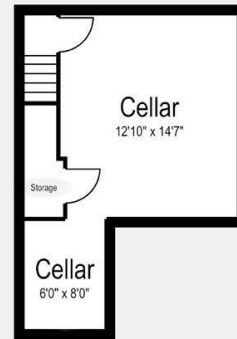
### **Outdoor Space**

The front of the property has steps up to main porch. To the rear of the property is a yard with gate leading to cobbled street.

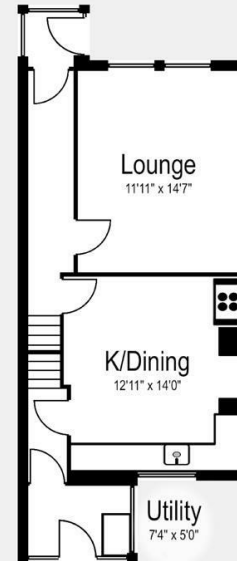




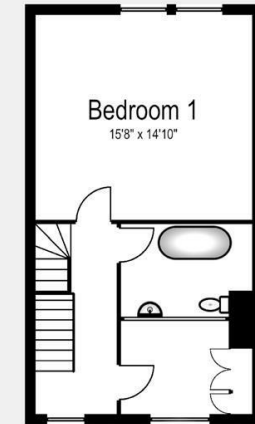
Lower Ground



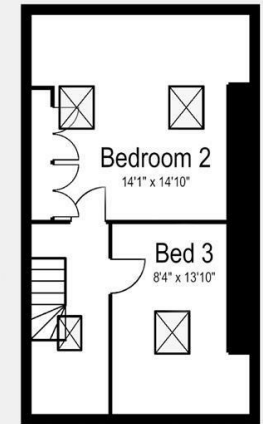
Front Ground



1st Floor



2nd Floor



HX1 2YG  
Internal - 1629ft<sup>2</sup>

This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus)	A		
(91-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(11-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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