

Hazelwood Heath Road, Halifax, West Yorkshire, HX3 0BA

Offers Around £895,000

- : Superb Period Mansion House
- : Magnificent Period Features
- : Large Garden
- : Easy Access to Halifax Town Centre & The M62
- : Impressive Family Home
- : Highly Desirable Residential Location
- : 8 Bedrooms, 6 Bathrooms, 4 Reception Rooms.
- : Close To Outstanding Schools
- : Recently Extensively Restored
- : Viewing Essential



# Hazelwood Heath Road, Halifax HX3 0BA

Situated in this highly desirable and much sought after residential location within the Skircoat Green/Savile Park area, lies this imposing and spacious nineteenth century detached mansion house with more than 500sqm of living space set in extensive grounds.

This outstanding period property has recently been extensively restored to provide a most attractive and spacious 8 bedroomed family home, which has been sympathetically refurbished retaining many magnificent period features whilst providing a modern family home.

The property briefly comprises an impressive entrance hall, a spacious open plan dining kitchen, plus three further reception rooms, billiard room, utility room, downstairs bathroom with separate toilet, cellar, eight bedrooms, three of which enjoy en suite facilities, separate shower room, a family bathroom, and extensive gardens.

This superb property provides excellent access to the local amenities of Savile Park and Skircoat Green, including outstanding schools, as well as easy access to Halifax town centre, the M62 and the trans-Pennine rail network linking the business centres of Manchester and Leeds. The property has a rich history extensively researched by the current owners with several illustrious former owners including Judge James Pickles.

Very rarely does the opportunity arise to purchase such an imposing and spacious stone built detached period residence in this sought after location and as such an early appointment to view is strongly recommended to avoid disappointment.



8



6



4



E

Council Tax Band: G



### ENTRANCE VESTIBULE

Entrance door with period glazed panels and floral-patterned coloured skylights above opens to the entrance vestibule. With a period mosaic tiled floor and glazed panelled double doors with arched leaded skylight above leading to the

### SPACIOUS RECEPTION HALL

With decorative archway and turned stone staircase with wrought iron spindled balustrade leading to the half landing and first floor accommodation. This spacious entrance hall has a mosaic tiled floor and one single radiator.

From the Reception Hall a door opens into the

### SITTING ROOM

m 20'8" x 18'4" max

With angular bay window to the front elevation with French doors and side lights which overlook and open into the front garden. There is an impressive open grate fireplace with decorative surround and timber panelled chimney breast with inlaid floral decoration, ornate ceiling mouldings, part panelled walls, three radiators, and a fitted carpet.

From the Reception Hall a door opens into the

### DRAWING ROOM

18'0" max x 19'4" max plus curved bay 6'11" x 6'0"

This spacious drawing room has an impressive fireplace with an open grate fire. Ornate ceiling coving and decorative moulding to the walls, windows to the rear elevation, and further window to the side elevation with stained glass upper panel providing this room with its light and spacious aspect, and a fitted carpet. This spacious room is presently being used as an office.

From the Reception Hall a door opens to the

### MODERN FITTED OPEN PLAN DINING KITCHEN

36'1" x 18'4" max

### DINING ROOM

With bay window to the front elevation with French doors and side lights leading out to the front garden. This delightful room has an imposing decorative fire surround, ornate ceiling mouldings, three radiators and part panelling to the walls.

From the Dining Room through to the

### MODERN FITTED KITCHEN

This delightful and spacious kitchen is fully fitted with a range of modern fitted wall and base units with granite work surfaces with 1 bowl sink unit, large centre island with two 2 ring induction hobs, Rangemaster multi-fuel Classic cooking range and a breakfast bar, fitted electric oven and grill and microwave, a larder cupboard and a breakfast bar. The kitchen has a sash cord window to the rear elevation, inset spotlight fittings to the ceiling and a wooden floor.

From the Kitchen a door opens to the

### DOWNSTAIRS BATHROOM

With three-piece suite comprising roll top, claw foot Victorian style bath, shower cubicle and twin Royal Doulton hand wash basin unit, the bathroom is extensively tiled with complementing colour scheme to the remaining walls, one radiator and a window to the rear elevation.

Door to

### SEPARATE WC

With low flush WC and a window to the rear elevation

From the Kitchen a door opens to the

### UTILITY ROOM

20'0" x 13'1"

With two Shanks & Co glazed Belfast sink units, plumbing for an automatic washing machine, built-in cupboards, and pressurised hot water cylinder system with gas boiler, one double radiator and a

window to the rear elevation. The Utility Room also gives access to a coal store.

From the Dining Room a door through to the

### SNUG

20'0" x 12'1"

Formerly two rooms this has been converted into one large room with exposed roof trusses and two double glazed skylight windows.

From the Dining Room a door to the

### FORMER BILLIARD ROOM

20'0" x 49'6" max

With potential for a variety of uses. Including conversion to a separate granny annexe subject to obtaining the relevant building regulations. There are French doors to the front gardens and windows to the side elevation.

From the Kitchen a door opens to a

### VAULTED CELLAR

From the Reception Hall a wrought iron staircase leads to the

### HALF LANDING

With Cathedral style arched window, ceiling coving and one radiator. From the Half Landing a door opens to

### STOREROOM

Providing excellent storage facilities.

From the Half Landing a door opens to the

### SHOWER ROOM

With three-piece suite comprising hand wash basin, low flush WVC and a corner shower cubicle. The shower room is extensively tiled with complementing colour scheme to the remaining walls and a window to the rear elevation.

From the Half Landing stairs lead to the

### LANDING

With a large leaded period, stained glass roof light, one radiator, and a fitted carpet.

From the Landing a door opens to the

### BEDROOM THREE

18'1" x 15'1"

This bedroom has a window to the rear elevation incorporating a window seat, with a further window to the side elevation providing this room with its light and spacious aspect, two radiators, timber fire surround, and cornice to ceiling.

From the Bedroom a door opens to

### EN SUITE SHOWER ROOM

With modern white three-piece suite comprising hand wash basin, low flush WVC and corner shower cubicle, inset spotlight fittings to the ceiling and one radiator.

From the Landing a door opens to the

### MASTER BEDROOM

18'4" x 20'8"

This spacious double bedroom has an angular bay window to the front elevation overlooking the gardens, Adam style fire surround with tiled inset and hearth, its own hand wash basin, cornice to ceiling, two radiators and a fitted carpet.

From the Master Bedroom a door opens to a

### BEDROOM EIGHT/DRESSING ROOM

6'2" x 12'9"

This room has decorative ceiling coving a window to the front elevation overlooking the front garden and one radiator. The dressing room can also be accessed from the Landing.



From the Landing a door opens to

#### BEDROOM TWO

18'4" x 20'8"

This spacious second double bedroom has an angular bay window to the front elevation and views over the front garden, its own hand wash basin, timber fire surround, cornice to ceiling, built-in cupboards to one side of the fireplace, two double radiators and a fitted carpet.

From the Landing a door opens to the

#### INNER HALL

With door to the

#### BATHROOM

With wide three-piece suite comprising hand wash basin, low flush WC and Victorian style roll top, claw foot bath with mixer shower tap. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls and a matching tiled floor. Leaded window to the rear elevation, cornice to ceiling and one double radiator.

From the Inner Hall a door opens to

#### BEDROOM FIVE

11'1" x 9'6"

With window to the rear elevation, one radiator and a fitted carpet.

From the Inner Hall a door opens to

#### BEDROOM FOUR

14'1" x 13'1"

With windows to the rear and side elevations, cornice to ceiling, one double radiator and a fitted carpet.

From the Bedroom a door opens to the

#### EN SUITE SHOWER ROOM

With three-piece suite comprising hand wash basin, low flush WC and shower cubicle. The en suite has a cornice to ceiling, one double radiator and inset spotlight fittings.

From the Landing stairs with fitted carpet lead to the

#### SECOND FLOOR LANDING

With door to

#### BEDROOM SIX

28'10" x 20'4"

The character of this spacious bedroom is enhanced by the exposed roof trusses, and angular bay window to the side elevation.

From bedroom 6 Door to

#### EN SUITE BATHROOM

With four-piece suite comprising two pedestal wash basins, low flush WC and a panelled bath with shower mixer tap. The en suite is tiled around the suite with complementing colour scheme to the remaining walls, and one radiator.

From the second floor landing a door opens to

#### BEDROOM SEVEN

7'10" x 20'4"

With gable window to the side elevation one radiator and a fitted carpet.

#### GENERAL

The property is constructed of stone and surmounted with a stone slate roof. It has the benefit of all mains services, gas, water and electric with the added benefit of gas central heating. There is an ethernet network throughout the property. The property has recently been sympathetically refurbished yet retaining its superb period features. The property is Freehold and is in council tax band G.

#### EXTERNAL

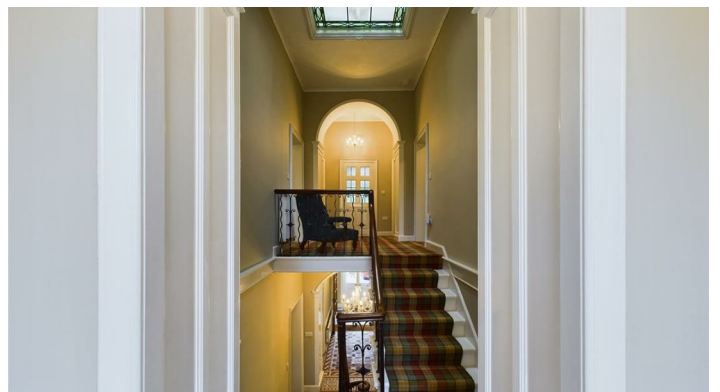
To the front of the property there is gated entrance onto Heath Road and a drive leading down to the property. There are lawned gardens with mature plants and trees. To the side of the property there is a tiled area which was a floor to the conservatory and further gardens. To the rear of the property there is a smaller kitchen garden with access on to Free School Lane.

#### TO VIEW

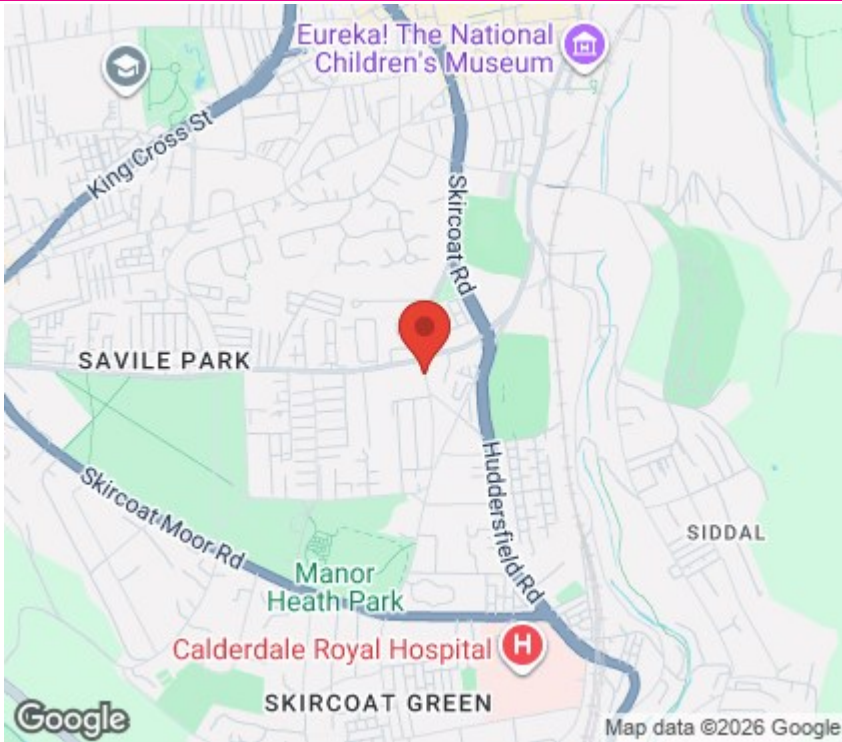
Strictly by appointment please telephone Property @Kemp&Co on 01422 349222.











### Directions

Sat Nav HX3 OBA

### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

