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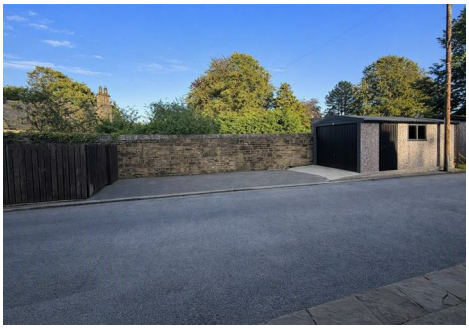

8 Heath Street, Savile Park, Halifax, HX3 0DJ

Offers Over £310,000

- Spacious Character Period Residence
- Spacious Breakfast Kitchen
- Extensive Basment Rooms
- Close To Outstanding Schools
- Realistically Priced
- 4 Double Bedrooms
- 3 Bathrooms
- Integral Garage & Further Detached Garage
- Easy Access To Halifax Town Centre, M62 & Local Amenities
- Viewing Essential

350 Skircoat Green Road, Skircoat Green, Halifax, West Yorkshire, HX3 0RR
01422 349222

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Situated in this highly desirable and extremely convenient residential location lies this substantial, double-fronted, period end-terraced residence, providing spacious four-bedroomed family accommodation.

The property briefly comprises an entrance hall, lounge, cloakroom, dining kitchen, basement gym and utility cellar, four double bedrooms (two with en-suite shower rooms), bathroom, gardens, 2 garages, further off-road parking, double glazing, and gas central heating.

The property provides excellent access to the local amenities of Savile Park and Skircoat Green, including outstanding schools, shops, cafūs and parks, 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.

An internal inspection is strongly recommended to fully appreciate the spacious period family home.

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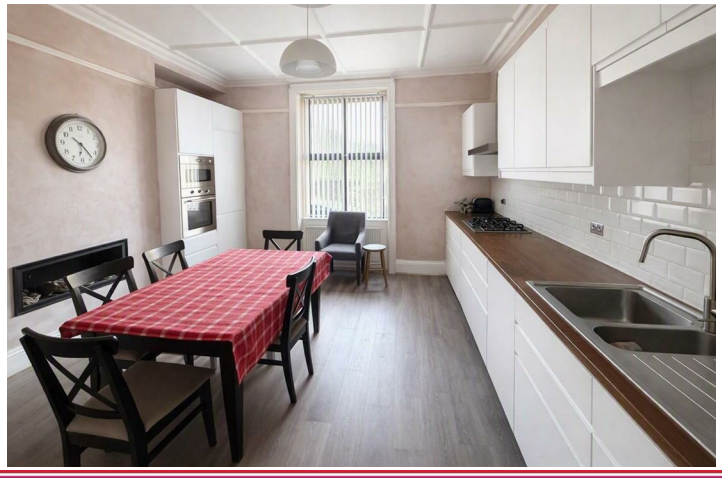
Council Tax Band: C



ENTRANCE HALL
A UPVC double-glazed front entrance door opens into the entrance hall with cornice to ceiling, laminate wood floor and one single radiator.

From the entrance hall door to the

LOUNGE
14'2" x 15'10"
This spacious reception room has a double-glazed window to the front elevation and a further stained-glass double-glazed window to the side elevation. The central feature of this room is the period marble fireplace incorporating a coal-effect living-flame gas fire on a marble hearth. Ornate plasterwork to ceiling with matching coving and picture rail, two double radiators, one TV point and a fitted carpet.

From the entrance hall door to

CLOAKROOM
5'8" x 8'5"
With double-glazed window to the front elevation and one radiator. This cloakroom provides excellent storage facilities.

From the entrance hall door to

DINING KITCHEN
14'0" x 15'10"
Being fitted with a range of modern white wall and base units incorporating matching wood work surfaces with a stainless-steel single-drainer 1 bowl sink unit with mixer tap, five-ring gas hob with extractor in a stainless-steel canopy above, fan-assisted electric oven and grill, integrated fridge/freezer and integrated dishwasher.
The kitchen is tiled around the work surfaces and has ornate plasterwork to the ceiling with matching centre rose, cornice and picture rail, one double radiator, double-glazed window to the front elevation and an inset wall-mounted living-flame log-effect gas fire.

From the entrance hall a door opens to stairs leading down to the

BASEMENT
The basement rooms run underneath the whole of the property.

MAIN CELLAR / GYM
14'2" x 15'10"
The main cellar which is underneath the lounge has been converted into a gym and has a double-glazed window to the front elevation, inset spotlight fittings and one single radiator.

KEEP CELLAR
With power and light, providing useful storage facilities.

UTILITY CELLAR
15'10" x 14'0"
This spacious utility cellar is underneath the dining kitchen and has a stone sink unit, plumbing for an automatic washing machine, power points for a washing machine and dryer, and a side entrance door which leads to the

INTEGRAL GARAGE
15'10" x 10'9"
A single integral garage situated to the side of the property, which has power and light, an electric up-and-over door and houses the Baxi gas central heating boiler.

From the entrance hall a spindled staircase with a fitted carpet leads to the

FIRST FLOOR LANDING
With cornice to ceiling, one single radiator and a fitted carpet.

From the landing door to

BEDROOM ONE
13'6" x 15'8"
With double-glazed window to the front elevation. Built-in bedroom furniture extending across two walls incorporating wardrobes, bridging units, bedside units and shelving. Period cast-iron fireplace to the chimney breast, cornice to ceiling, one double radiator and a fitted carpet.

A door from the bedroom opens into the:

EN-SUITE SHOWER ROOM
With modern white three-piece suite incorporating corner shower cubicle with shower unit, hand wash basin with mixer tap and low-flush WC set within a vanity unit. The en-suite is fully tiled, including the floor, and has a panelled ceiling with inset spotlight fittings, double-glazed window to the front elevation and chrome heated towel rail/radiator.

From the landing door to

BEDROOM TWO
14'1" x 15'9"
With double-glazed windows to the front elevation and a double glazed stained glass window to the side elevation, providing this room with its light and spacious aspect. Feature period marble fireplace incorporating an electric living-flame fire on a matching hearth, cornice to ceiling, one double radiator and a fitted carpet.

From the bedroom a door opens to the

EN-SUITE SHOWER ROOM
With modern white three-piece suite incorporating pedestal wash basin, low-flush WC and shower cubicle with Mira electric shower unit. The en-suite is fully tiled and has a double-glazed window to the front elevation.

From the first floor landing stairs with fitted carpet lead to the

SECOND FLOOR LANDING
With Velux double-glazed skylight window, one single radiator and a fitted carpet.

From the landing door to

BEDROOM THREE
14'0" x 15'10"
With double-glazed window to the side elevation and Velux double-glazed skylight window, providing this room with its light and spacious aspect. The charm and character of this room is further enhanced by the beamed ceiling and fitted cast-iron fireplace to the chimney breast. One double radiator and a fitted carpet.

From the landing door to the

BATHROOM
With white four-piece suite incorporating pedestal wash basin, low-flush WC, panelled bath and corner shower cubicle with Triton electric shower unit. The bathroom is fully tiled and has a large UPVC double-glazed window to the front elevation, heated towel rail/radiator and a cupboard with fitted shelving providing useful storage facilities.

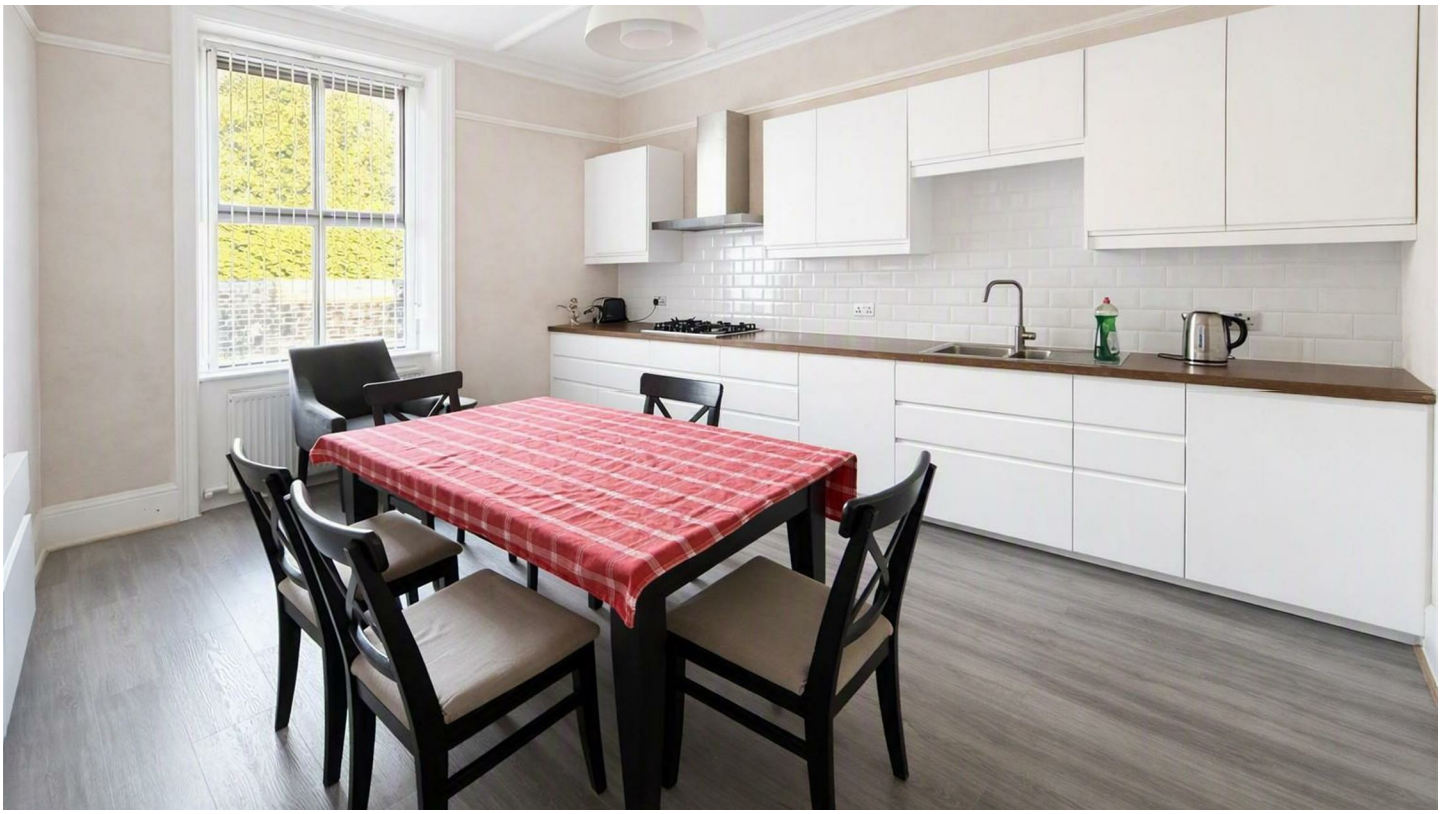
From the landing door to

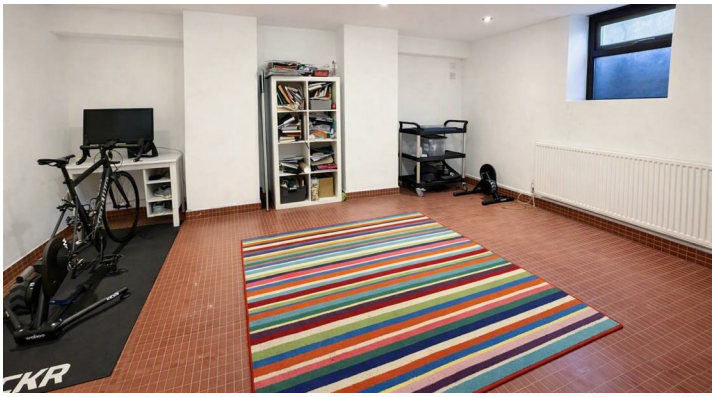
BEDROOM FOUR
14'4" x 15'11"
With UPVC double-glazed window to the side elevation and Velux double-glazed skylight window, again providing this room with its light and spacious aspect. Beams to ceiling, one single radiator and a fitted carpet.

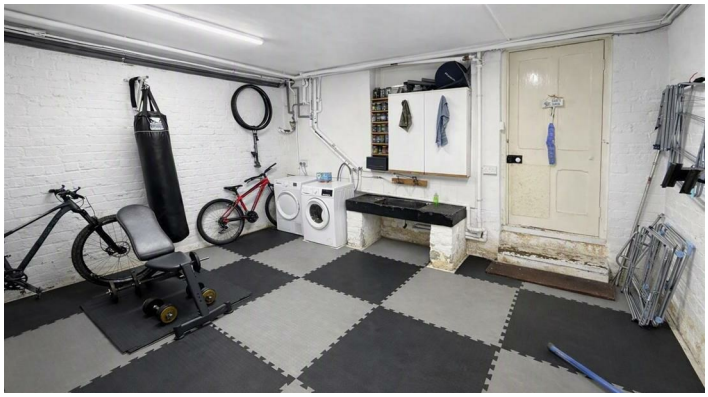
GENERAL
The property is constructed of stone and surmounted with a blue slate roof. It has the benefit of all mains services, gas, water and electricity, together with double glazing and gas central heating. The property is Freehold and is in Council Tax Band C.

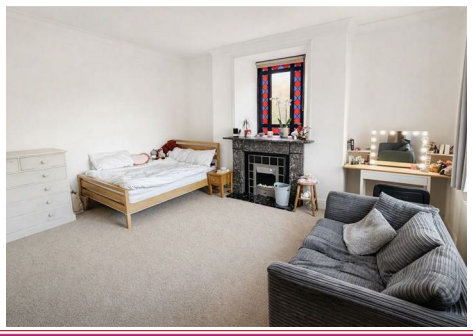
EXTERNAL DETAILS
To the front of the property there is a fenced garden together with off-road parking facilities and a modern detached garage. To the side of the property there is an enclosed flagged garden.

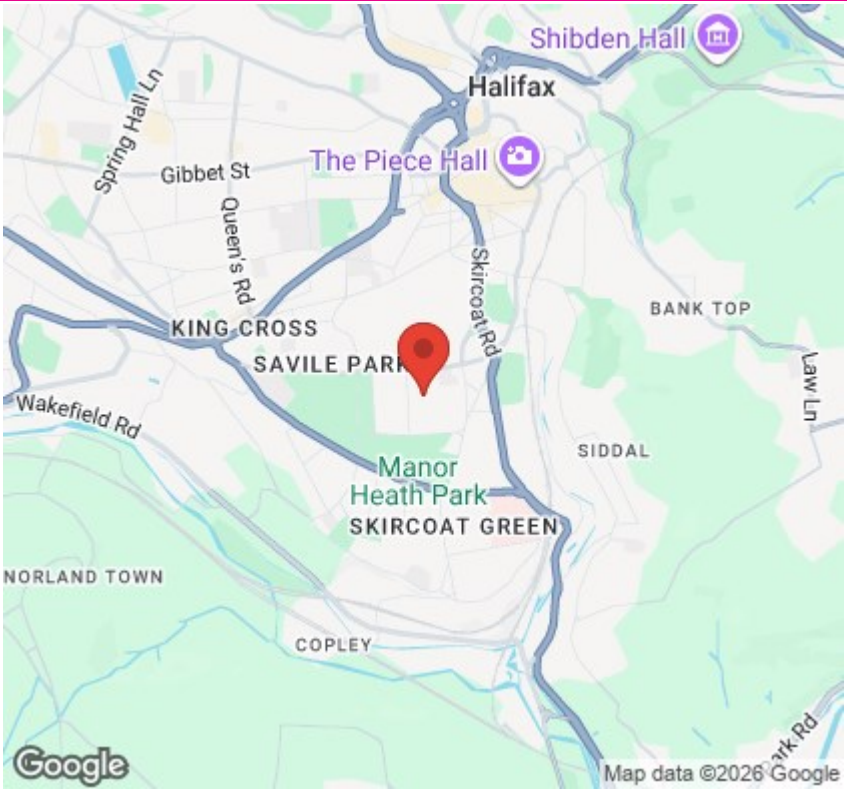
TO VIEW
Strictly by appointment. Please telephone Property@Kemp&Co on Halifax 349222.











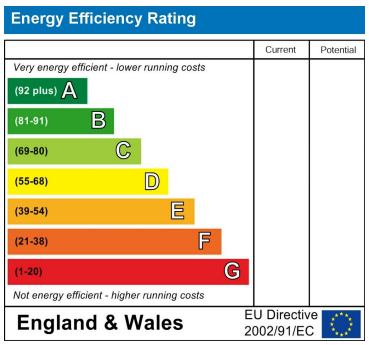
Directions

SAT NAV HX3 0DJ

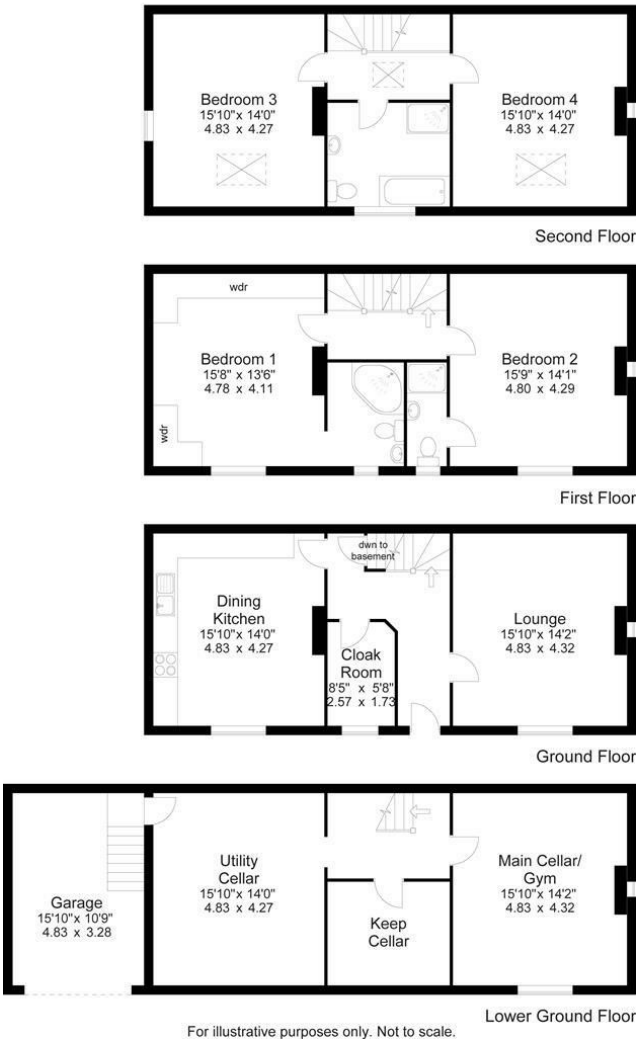
Viewings

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

EPC Rating:



Approx Gross Floor Area = 2622 Sq. Feet
(Including Garage & Cellar) = 243.5 Sq. Metres



For illustrative purposes only. Not to scale.

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