



## 8 Heath Villas, Savile Park, Halifax, HX3 0BB

Offers Around £850,000

- : Highly Desirable Location
- : 6 Good Sized Bedrooms
- : Garden Room & Family Room
- : 2 Bathrooms, Downstairs Cloakroom & Utility Room
- : Period Features With Quality Modern Fixtures & Fittings
- : Superb Family Home situated on a Private Road
- : Luxurious Sitting Room
- : Superb Modern Breakfast Kitchen
- : Close To Outstanding Schools
- : Viewing Essential

# 8 Heath Villas, Halifax HX3 0BB

Situated in the charming area of Heath Villas, Savile Park, Halifax, this delightful period residence presents an excellent opportunity for those seeking a comfortable and inviting family home. The property boasts a warm and welcoming atmosphere, perfect for families or individuals looking to settle in a friendly community, close to outstanding schools and providing easy access to Halifax Town Centre and the Trans Pennine road and rail network linking the business centres of Leeds & Manchester.

As you approach the house, you will be greeted by its attractive exterior, which reflects the character of the surrounding neighbourhood. Inside, the layout is thoughtfully designed over four floors to maximise space and functionality. The living areas are bright and airy, providing a perfect setting for relaxation or entertaining guests.

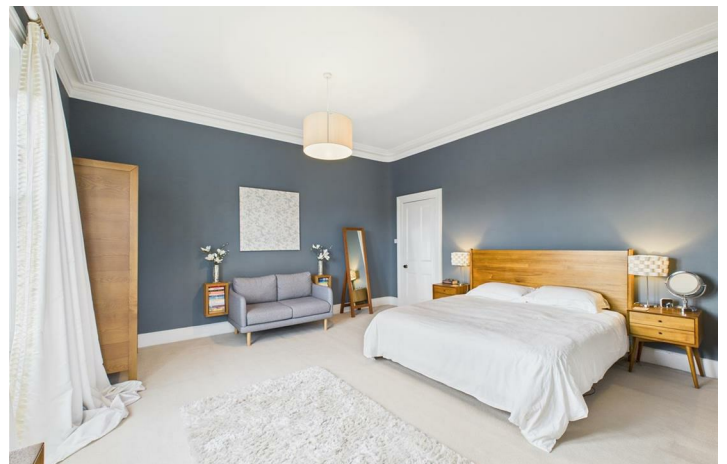
The kitchen is well-equipped with a quality German kitchen, offering ample storage, integrated appliances and workspace for culinary enthusiasts with in. The lower ground floor provides a garden room and family room as well as a delightful wine cellar. The 6 bedrooms are generously sized, ensuring a peaceful retreat at the end of the day with the master bedroom having the benefit of a delightful en suite shower room.

The outdoor space is equally appealing, with a garden that offers a private sanctuary for outdoor activities or simply enjoying the fresh air. This area is ideal for children to play or for hosting summer barbecues as well as providing a detached double garage and further parking for guests.

This truly is a delightful property and an internal inspection is absolutely essential to fully appreciate the accommodation provided.



Council Tax Band: F



### ENTRANCE VESTIBULE

The property is accessed via a period front entrance door with an arched window above, opening into an elegant entrance vestibule featuring a period mosaic tiled floor, ornate corniced ceiling and coat hanging facilities.

A glass panelled door leads through to the impressive entrance hall.

### ENTRANCE HALL

A grand and welcoming entrance hall with attractive arch detailing, decorative cornicing and plaster mouldings to the walls. The hall is fitted with a carpet and benefits from a double radiator.

From the entrance hall a door opens to the

### SITTING ROOM

19'0" into bay x 16'11"

A superb principal reception room enjoying an angular bay window to the front elevation incorporating sash cord double glazed windows with an attractive garden outlook. The focal point of the room is an impressive period fireplace with open grate fire on a matching hearth. Ornate plasterwork to the ceiling with matching centre rose. Two double radiators, television point and fitted carpet.

From the entrance hall door opens to the

### BREAKFAST KITCHEN

16'10" x 15'8"11"

An attractive modern breakfast kitchen which is fitted with a quality German Poggenpohl kitchen including a range of contemporary units incorporating matching Corian work surfaces with a Belfast-style sink with mixer tap. Appliances include an induction hob, fan-assisted electric oven and grill, integrated microwave, integrated dishwasher, integrated larder fridge and freezer. Central island with fitted drawers and breakfast bar. Sash cord double glazed windows to the side elevation and a further double glazed window to the rear, providing excellent natural light and attractive garden views. Ornate corniced ceiling with centre rose.

From the breakfast kitchen door opens to the

### REAR HALL

With sash cord double glazed window to the side elevation, fitted carpet, double radiator and rear entrance door opening onto a covered porch.

from the rear hall a door opens to the

### UTILITY ROOM

8'0" x 6'11"

With fitted units with complementary work surfaces, plumbing for an automatic washing machine, power point and vent for tumble dryer, double glazed window to the rear elevation and a tiled floor.

From the rear hall door opens to the

### DOWNSTAIRS CLOAKROOM

Fitted with a modern white two-piece suite comprising hand wash basin and low flush WC. Tiled floor with coordinating wall finishes.

From the breakfast kitchen there is a oak floating staircase leads to the

### LOWER GROUND FLOOR

#### GARDEN ROOM

14'7" metres x 16'4" metres

Accessed via an oak staircase from the breakfast kitchen this delightful room has double glazed French doors opening onto the side garden, one double radiator and fitted carpet.

From the garden room through to the

#### FAMILY ROOM

15'1" metres x 14'0" metres

With two double glazed windows to the side elevation, one double radiator and fitted carpet.

From the family room door to inner hall with door to the

#### WINE CELLAR

14'6" x 5'3"

This stylish wine cellar has fitted wine racks, shelving and a tiled floor.

From the hall door to the

#### KEEP CELLAR

Providing excellent storage facilities with stone shelves and a stone flagged floor.

From the keep cellar through to the

#### BOILER ROOM

Housing a Vaillant combination boiler and pressurised water cylinder. Access to the lower ground floor can also be accessed via a traditional staircase leading from the entrance hall

From the entrance hall a period cast iron staircase leads to the half landing with skylight window and door opening to

#### BEDROOM THREE

13'10" x 10'9"

This double bedroom has a sash cord double glazed window to the side elevation enjoying attractive views, corniced ceiling, single radiator and fitted carpet.

From the half landing stairs lead to the

#### FIRST FLOOR LANDING

With two useful under-stairs storage cupboards and a fitted carpet.

From the landing door opens to the

#### MASTER BEDROOM

16'10" x 15'10"

This master bedroom provides a spacious double bedroom with sash cord double glazed windows to the side and rear elevations, providing a light and airy aspect. Corniced ceiling, double radiator and fitted carpet.

From the master bedroom door opens to the

#### EN SUITE SHOWER ROOM

This delightful modern en suite is fitted with a modern white three-piece suite comprising large walk-in shower cubicle with overhead rainfall shower, pedestal wash basin and low flush WC. The en suite is extensively tiled with complementary wall and floor finishes, inset spotlights,

heated towel radiator and sash cord double glazed window to the side elevation.

From the landing door opens to

#### **BEDROOM TWO**

15'0" x 14'11"

This second double bedroom has a sash cord double glazed window to the front elevation enjoying attractive garden views, corniced ceiling, single radiator and fitted carpet.

From the landing door opens to the

#### **FAMILY BATHROOM**

This luxury bathroom is fitted with a modern white four-piece suite comprising pedestal wash basin, low flush WC, freestanding bath with mixer tap and shower attachment, and walk-in shower cubicle with over head rainfall shower. The bathroom is extensively tiled with complementary finishes, inset spotlights, sash cord double glazed window to the front elevation and radiator.

From the landing stairs with a fitted carpet lead to the

#### **SECOND FLOOR LANDING**

With skylight window, double radiator, fitted carpet and access to the loft.

From the landing door opens to

#### **BEDROOM FOUR**

17'0" x 15'9"

This spacious fourth double bedroom has a sash cord double glazed window to the side elevation, single radiator and fitted carpet.

from the landing door to

#### **BEDROOM FIVE**

15'0" x 11'6"

With double glazed window to the side elevation, single radiator and fitted carpet.

From the landing door opens to

#### **BEDROOM SIX**

11'6" x 9'10"

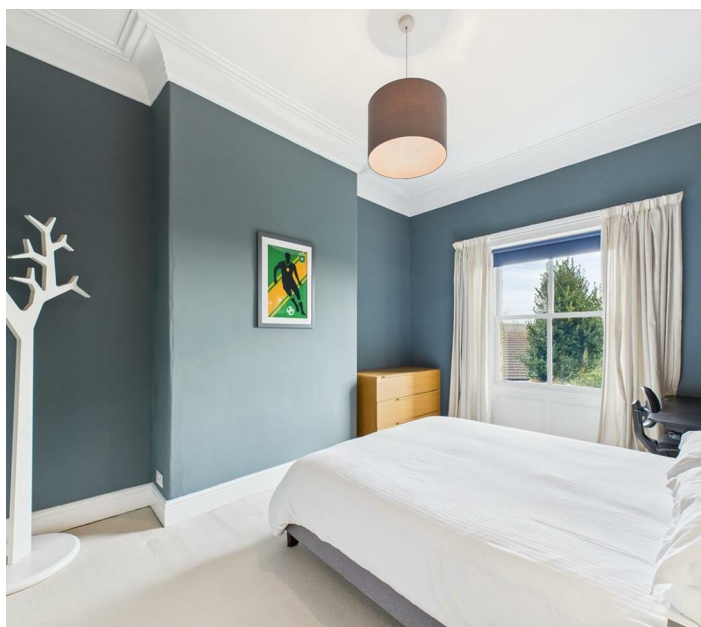
With double glazed window to the front elevation, single radiator and fitted carpet.

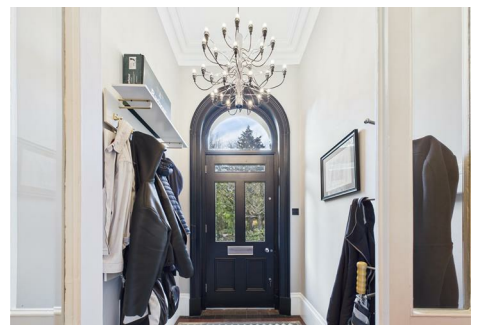
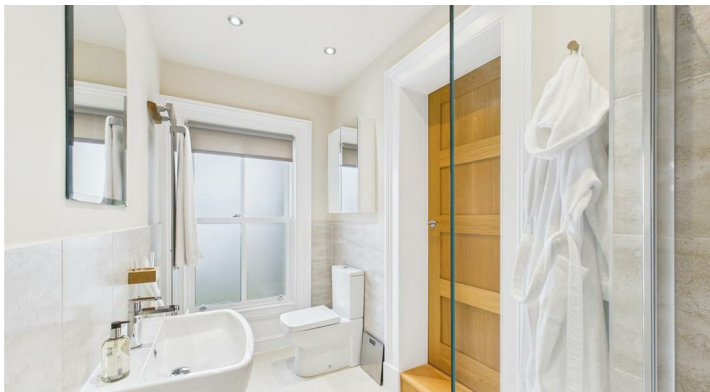
#### **GENERAL**

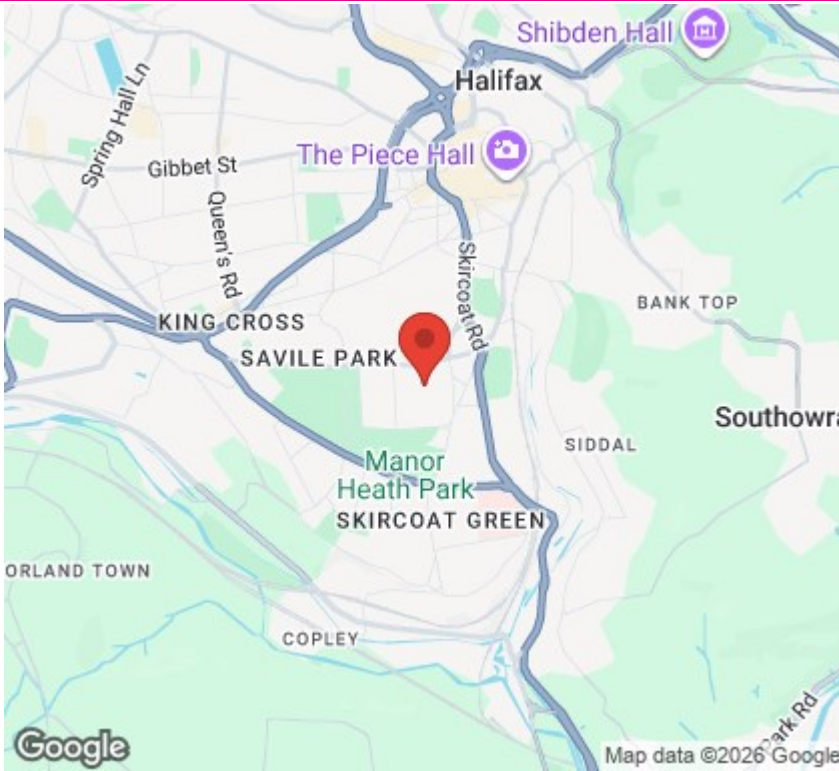
The property is constructed of stone and surmounted by a blue slate roof. It benefits from all main services including gas, water and electricity, together with gas central heating and double glazing throughout. The property is freehold and is in Council Tax Band F. Heath Villa Estate was built in the 1880's, and is situated on a private road, and is listed as historic park and garden. Each resident of Heath Villas is part of the communal ownership of the lodge at the entrance to the private road which is rented out and the funds from the renting of the property pay for all maintenance and upkeep of the private road the upkeep of the Lodge and any other communal areas.

#### **EXTERNAL**

This impressive period residence occupies 0.2 acres of mature landscaped gardens with lawns to the front and side, a stone-flagged patio and decked seating area surrounded by well-stocked borders with mature plants, shrubs, and a tree house. To the rear of the property there is a detached double garage with electric up-and-over doors a tarmac driveway providing off-road parking for visitors, and an additional garden area beyond.







## Directions

SAT NAV HX3 OBB

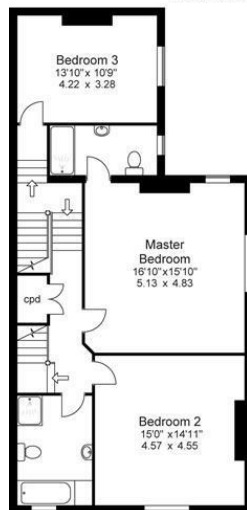
## Viewings

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

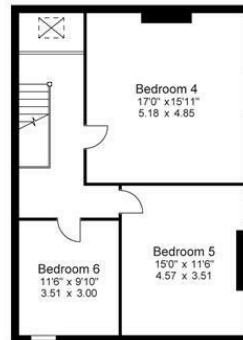
## EPC Rating:

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

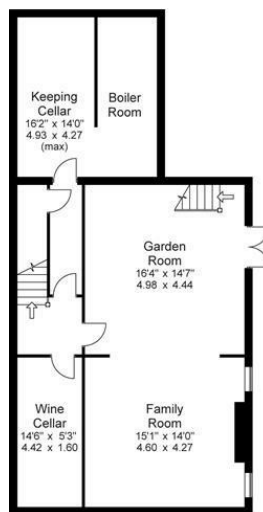
Approx Gross Floor Area = 3619 Sq. Feet  
= 336.3 Sq. Metres



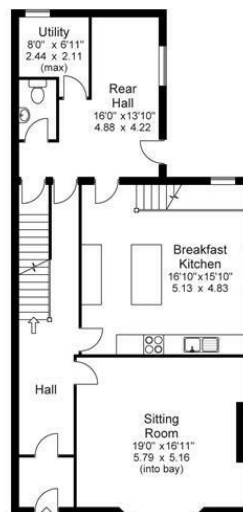
First Floor



Second Floor



Lower Ground Floor



Ground Floor

For illustrative purposes only. Not to scale.