WS

RESIDENTIAL

8 Heath Villas

Halifax, HX3 0BB

£2,500 PCM

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Occupying a prestigious position within the historic Heath Villas Estate in the sought-after Savile Park area of Halifax, this exceptional six-bedroom period residence seamlessly combines timeless character with contemporary family living. Set over four spacious floors, the property has been maintained to retain an abundance of original features, while benefitting from high-quality modern upgrades throughout.

Set within approximately 0.2 acres of beautifully landscaped gardens, the home offers generous and versatile living accommodation, making it ideal for growing families and those who enjoy entertaining. A detached double garage, private driveway parking directly in front of the garage and a unique share in the communal area.

Accommodation

The property is entered through an elegant entrance vestibule featuring original mosaic tiled flooring, leading into an impressive entrance hall with decorative cornicing and period detailing.

The ground floor offers a impressive bay-fronted sitting room centred around a striking period fireplace. Through to a beautifully appointed German Poggenpohl breakfast kitchen fitted with Corian work surfaces and a Belfast-style sink with mixer tap. Providing ample Siemens appliances to include an induction hob, fan-assisted electric oven and grill, integrated microwave, integrated dishwasher, integrated fridge and freezer. The kitchen provides various wall, drawer and cupboard units and a central island with breakfast bar. Sash cord double glazed windows to the side elevation and a further double glazed window to the rear provide excellent natural light and attractive garden views. A rear hall provides access to a utility room with fitted units with complementary work surfaces, plumbing for a washing machine, power point and vent for tumble dryer. A WC fitted with a modern white two-piece suite comprising hand wash basin and low flush WC.

From the kitchen led by a floating oak staircase to the lower ground floor creates an excellent additional living space, comprising a bright garden room with French doors opening onto the garden, a spacious family room, a stylish wine cellar, traditional keep cellar and boiler room.

Arranged across the first and second floors are six generously proportioned bedrooms. The principal bedroom benefits from a luxurious en-suite shower room, while the remaining bedrooms are served by an impressive four-piece family bathroom featuring a freestanding bath and walk-in rainfall shower.

Throughout the home, period features including sash windows, ornate plasterwork, cornicing and original staircases blend effortlessly with modern comforts such as gas central heating and double glazing.

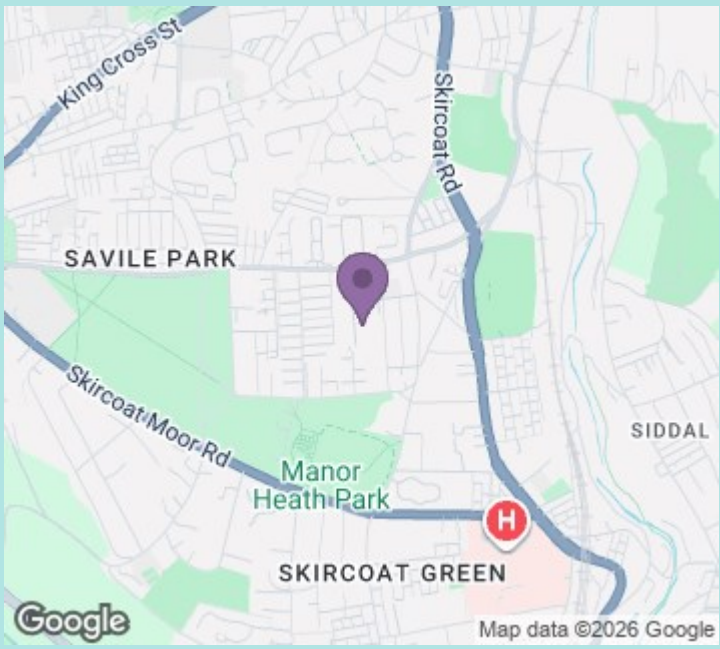
Externally, the mature landscaped gardens provide a wonderful setting for outdoor entertaining and family life, with lawns, well-stocked borders, a stone-flagged patio, decked seating area and a treehouse. To the rear is a detached double garage with electric doors, additional off-road parking directly in front of the garage and further garden space.

Location

Heath Villas is an exclusive private road forming part of the historic Heath Villa Estate, dating back to the 1890s and recognised as a historic park and garden.

The property is ideally situated within the highly desirable Savile Park district of Halifax, renowned for its attractive surroundings and excellent amenities. A number of highly regarded schools are within easy reach, while Halifax town centre offers an extensive range of shopping, dining and leisure facilities.

Excellent transport connections are available via the nearby Trans-Pennine road and rail network, providing convenient access to the major business centres of Leeds and Manchester, making the property an ideal choice for commuters.



Council tax band: F
EPC rating: D
Deposit: £2,884

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