



8 Heath Avenue, Halifax HX3 0EA
Halifax

Offers in the Region of
£550,000



Bedrooms: 5 | Bathrooms: 2 | Receptions: 2

An immaculate Victorian mid-terrace, beautifully positioned on a private road at the edge of the park within the Skircoat Green conservation area. This substantial home combines wonderfully proportioned accommodation with elegant interiors and a wealth of period character, including original cornicing, coving and impressive ceilings.

Two large reception rooms provide generous spaces for relaxing and entertaining, complemented by a spacious kitchen, separate utility room and ground-floor WC. Below, an extensive cellar comprising approximately four rooms, together with a garage, offers exciting potential for additional living accommodation, subject to the necessary consents.

The first floor features three generously sized double bedrooms and a spacious house bathroom, with two further double bedrooms and a separate WC on the second floor. Beautiful decoration throughout enhances the charm and character of this impressive home.

Within walking distance of Halifax town centre and railway station, the property is also conveniently placed for Calderdale Royal Hospital, the renowned Piece Hall and access to the M62 motorway network. A superb period home offering space, elegance and an enviable setting.

Groundfloor

Entrance Porth/Hallway

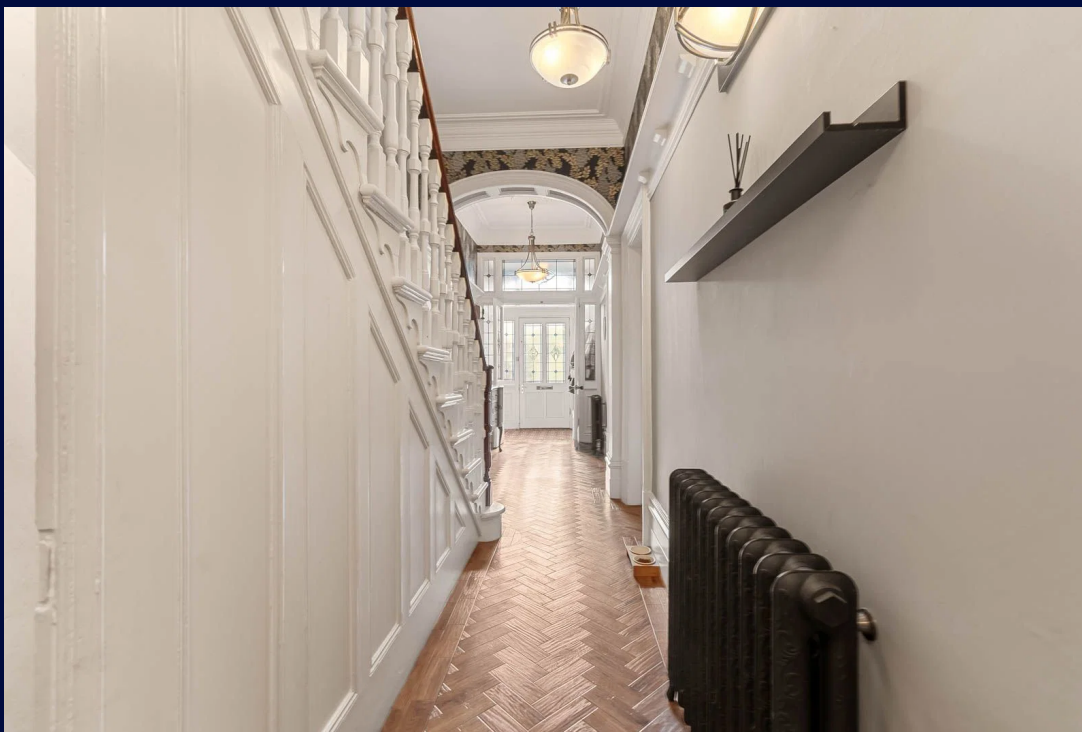
Enter this elegant and stunning property via a wooden door with the original stained glass window into a useful porch with tiled flooring. A further wooden door again with the original stained glass window takes you into a beautiful hallway with parquet flooring and many original features, such as deep skirting boards and cornices. Access to living room, dining room, kitchen and cellar.

Living Room

A spacious living room with a deep luxury carpet and a feature inset electric fire with marble surround and marble hearth making a glorious focal point. Wonderful decorative plasterwork on the ceiling and cornice provides an added touch of luxury. A large bay window provides an abundance of natural light.

Dining Room

To the rear is a further large elegant dining room with solid wood flooring and decorative plasterwork to the walls, cornice and ceiling. An inset wood burner with marble surround and decorative tiled hearth taking pride of place. A large window provides wonderful views to the rear and plenty of natural light.





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Kitchen

A stylish kitchen with tiled flooring, matching wall and base units, granite work-surfaces and tiled splash-backs. Integrated appliances comprises of a Range-master oven with feature tiled splash-back, a five ring gas hob, a dishwasher, a fridge freezer and a 1.5 inset stainless steel sink under a PVCu window to rear. A large feature island with underneath storage and granite work-surfaces provides a useful breakfast bar with seating for three people. A PVCu patio door leads out to the rear. Access to the utility.

Utility

A useful utility room with decorative tiled flooring, matching wall and base units and granite work-surfaces. There is one free standing space for a washing machine. PVCu window to rear and splendid views.

Ground floor WC

A ground floor WC with feature panelling. Comprising of: a concealed cistern WC and a wash basin.

Cellar/Garage

From the hallway stone steps lead down to this large cellar which benefits from four individual rooms, there is potential to convert this cellar/garage into additional living space if required.

First Floor

Landing

Carpeted stairs rise to the first floor landing. Access to three bedrooms and house bathroom. Further stairs rise to the second floor landing.

Master Bedroom

To the front is a spacious master bedroom with luxury deep carpet and fitted wardrobes. PVCu sash window to front elevation. Access to the en-suite.

En-Suite

A fully tiled luxury and stylish en-suite with feature tiled flooring. Comprising of: a WC, his and hers circular wash basins and a large walk in shower with rainhead shower, hand held attachment and glass panels. PVCu sash privacy window to front aspect.

Bedroom Two

A second large bedroom with PVCu window to rear aspect and splendid views.





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Bedroom Three

A double bedroom with PVCu window to rear elevation and splendid views.

House Bathroom

A modern luxury bathroom with ceramic tiled flooring. Comprising of a concealed cistern WC with shelving, a wash basin with vanity unit, a shower with rain-head shower, hand held attachment and glass panels and a free standing slipper bath. A PVCu privacy window to side aspect.

Second Floor

Carpeted stairs rise to the second floor landing. Access to two bedrooms, WC and a storage cupboard.

Bedroom Four

To the front is a spacious bedroom with a luxury carpet and PVCu windows to front elevation.

Bedroom Five

A further large bedroom, currently used as an office is to the rear. A PVCu window provides splendid views.

WC

A useful fully tiled WC with tiled flooring. Comprising of: WC, a wash basin and undereaves storage cupboard.

Exterior

To the rear of the property is a paved patio area and a raised gravel bed with mature shrubs. A gate leads out to a private road with shared access. To the front this property sits on a quiet private road. A winding tarmac pathway with an abundance of mature shrubs leads you to the front door. There is a patio area within the shrubs providing a private seating area. To the side of the pathway is a tarmac driveway (off road parking for three cars) leading down to the underneath garage, benefitting from an electric door, electrics, lighting and access to the cellars.







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