



5. Parkside, Savile Park, Halifax, HX3 OED

Offers Over £450,000

- : Highly Desirable Residential Location
- : 2 Reception Rooms
- : Modern Breakfast Kitchen
- : Integral Garage From Cellars With Driveway
- : Realistically Priced
- : Superb 5 Bedroomed Period Residence
- : 4 Double Bedrooms
- : Close To Outstanding Schools
- : Spacious Landings and Hallway
- : Viewing Essential

5. Parkside, Halifax HX3 OED

Situated in this sought after area in the heart of Savile Park, Halifax, this delightful and spacious 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 looking to settle in a friendly community.

As you approach the property, you will be greeted by its attractive exterior, which reflects the character of the neighbourhood. Inside, the layout is designed to maximise space and light, creating a pleasant environment for everyday living. The rooms are well-proportioned, offering ample space for relaxation and entertaining.

The kitchen is a highlight of the home, providing a functional area for cooking and dining. It is well-equipped and designed to cater to all your culinary needs. The living areas are equally inviting, with a cosy ambience that makes it easy to unwind after a long day.

The property also features 5 comfortable bedrooms, ensuring a peaceful retreat for rest and relaxation. The bathroom facilities are modern and well-maintained, adding to the overall appeal of the home.

Located in Savile Park and Skircoat Green area, you will benefit from a range of local amenities, including shops, outstanding schools, and parks, all within easy reach. The area is well-connected to public transport, making it convenient for commuting to nearby towns and cities.

This house in Parkside, Savile Park, Halifax, is a wonderful opportunity for anyone looking for a comfortable and well-located home. With its charming features and inviting atmosphere, it is sure to impress. Do not miss the chance to make this delightful property your own.



5



1



2



Council Tax Band: E



ENTRANCE HALL

A composite front entrance door opens into a spacious entrance hall featuring an oak staircase with matching balustrade, stained glass window above the entrance door, and one double radiator. The entrance hall provides access to the principal reception rooms, breakfast kitchen and cellar.

From the entrance hall a door leads to the

LIVING ROOM

A spacious front-facing reception room benefiting from a UPVC double glazed bay window to the front elevation enjoying attractive views, allowing plenty of natural light. Featuring decorative coving, a modern encased living flame gas fire to the chimney breast, one tv point and, one double radiator.

From the entrance hall a door leads to the

SITTING ROOM / DINING ROOM

A generous second reception room with a delightful decorative ceiling with an eight-light chandelier, Feature fireplace to the chimney breast, single glazed window overlooking the rear elevation and one radiator. This second reception room is ideal as a formal dining room or additional sitting room.

From the entrance hall a door leads to the

BREAKFAST KITCHEN

This spacious breakfast kitchen offers an excellent range of country-style wall and base units with matching work surfaces and additional storage above. Incorporating a Rangemaster cooker with matching extractor hood, sink unit, space for a freestanding fridge, serving hatch to the dining room, UPVC double glazed window to the rear elevation and further double glazed window to the side elevation overlooking the rear garden and garage.

From the entrance hall a door leads to the

CELLAR & GARAGE

Accessed from the entrance hall, the extensive cellar provides a utility room with plumbing for a washing machine

and tumble dryer, sink unit, window to the rear elevation and separate boiler room. Further access leads to multiple storage rooms together with the integral double garage providing parking for at least two vehicles.

From the entrance hall stairs lead to the

FIRST FLOOR LANDING

the landing Provides access to the family bathroom, separate W/C and three bedrooms.

From the landing a door leads to the

HOUSE BATHROOM

This delightful modern bathroom is fitted with a white three-piece suite comprising shower enclosure, hand wash basin set within a vanity unit with cupboards and drawers beneath, low flush wc, mirror with storage above, heated towel rail and UPVC double glazed window to the rear elevation.

From the landing a door leads to the Separate W/C.

SEPARATE W/C

Comprising a low flush W/C, wash hand basin, heated towel rail and UPVC double glazed window to the rear elevation.

From the landing a door leads to the

BEDROOM ONE

A spacious principal bedroom positioned to the front elevation featuring UPVC double glazed window to the front elevation enjoying an attractive view over Manor Heath Park, double radiator, gas fire, fitted wardrobes with cupboards above to either side of the chimney breast.

From the landing door leads to

BEDROOM TWO

Positioned to the rear elevation this second double bedroom has a UPVC double glazed window, double radiator, fitted floor-to-ceiling wardrobes providing excellent storage.

From the landing a door leads to the

BEDROOM THREE

Located to the front elevation with fitted carpet, UPVC double glazed window to the front elevation again enjoying an attractive view, four recessed LED spotlights and radiator.

from the first floor landing stairs lead to the

SECOND FLOOR LANDING

This second floor landing provides access to two further bedrooms, office space and useful store room.

From the landing door to

BEDROOM FOUR

Featuring exposed original beams, four recessed LED spotlights, windows to the front elevation, fitted eaves storage with drawers and additional clothing storage together with a double radiator, and fitted carpet.

From the landing door to

BEDROOM FIVE

A further double bedroom benefiting from a Velux double glazed skylight window, fitted corner wardrobe, extensive eaves storage with shelving, four recessed LED spotlights fitted carpet, and radiator.

From the landing door to

OFFICE/STORE ROOM

Ideal as a home office or study, featuring exposed original beams, LED ceiling light and pleasant rear aspect.

From the landing door to the

STORE ROOM

Useful walk-in store room with fitted carpet, ceiling light point and excellent additional storage space.

EXTERNAL

To the front of the property there is a lawned garden with pathway leading to the front entrance. Occupying a highly desirable position overlooking Savile Park and within easy walking distance of Manor Heath Park together with a wide range of local amenities. Door leads to the Entrance Hall.

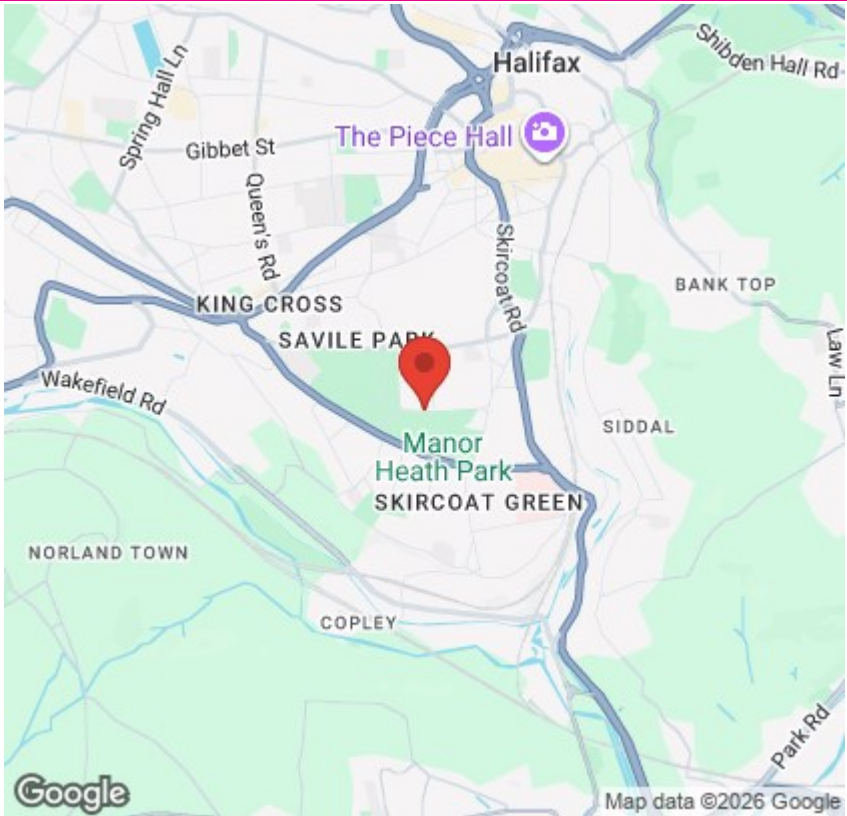
To the rear is an enclosed yard with steps leading down from the property together with access to the integral double garage providing parking for at least two vehicles. The cellar accommodation also provides further storage rooms, utility room and boiler room, making this an exceptionally versatile family home. Door leads to the Cellar.

GENERAL

The property is constructed of stone and is surmounted with a slate roof. It has the benefit of all mains services of gas, water, and electric with the added benefit of uPVC double glazing and gas central heating. The property is Freehold and is in Council Tax band E





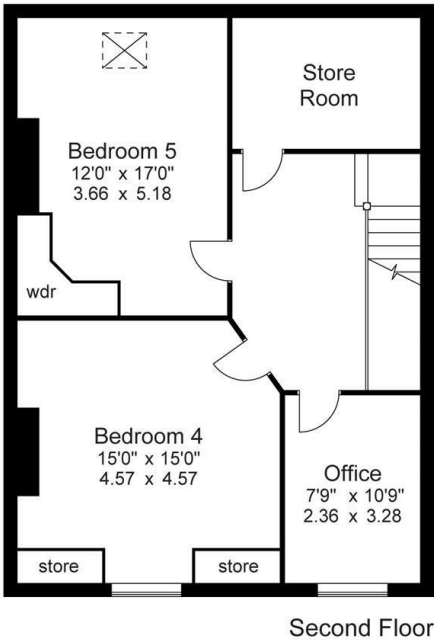
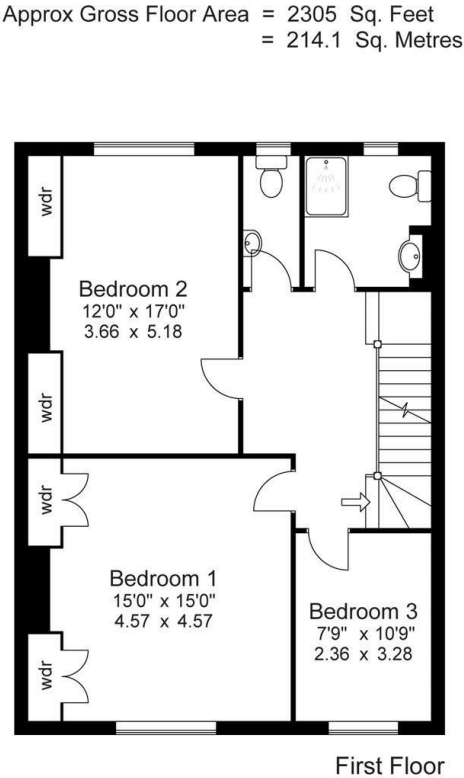
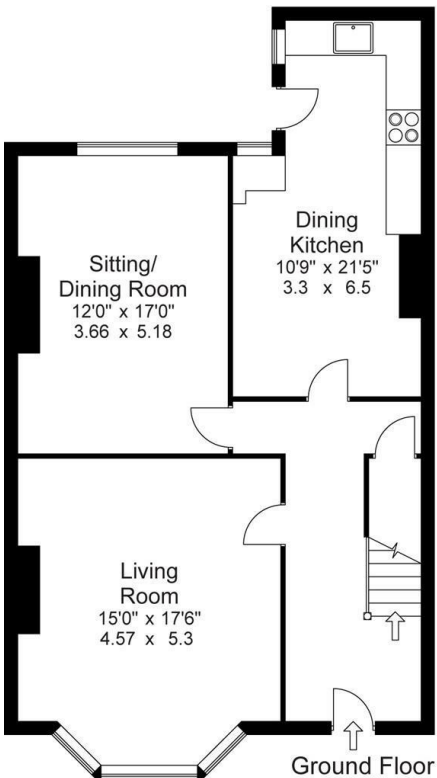


Directions
SAT NAV HX3 OED

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



Approx Gross Floor Area = 2305 Sq. Feet
= 214.1 Sq. Metres

For illustrative purposes only. Not to scale.