



4 HEATH VILLAS SAVILE PARK, HALIFAX

This spacious Victorian detached residence is situated in this highly desirable and much sought-after residential location providing attractive and extremely spacious family accommodation. Just step inside this period property and you cannot fail to be impressed by the spacious accommodation provided which has the benefit of many period features. The property briefly comprises an Entrance hall, 4 Reception Rooms, Dining Kitchen, Utility Room, Downstairs Cloakroom, Suite of cellars, 5 Bedrooms, House bathroom, Shower Room, and a second floor 2-bedroom apartment. This stone-built residence is situated within mature gardens including a driveway leading to a detached garage. The property provides excellent access to the local amenities of Savile Park and Skircoat Green, including outstanding schools, as well as easy access to the Trans Pennine road and rail network linking the business centres of Manchester & Leeds. Very rarely does the opportunity arise to purchase a detached Victorian family home in this sought-after location and as such an early appointment to view is strongly recommended.

Price Guide: O/A £850.000



The panelled front entrance door with windows to either side opens into an

IMPRESSIVE ENTRANCE HALL

With cornice to ceiling with matching centre rose and dado rail, arch feature, polished stone flagged floor and a sweeping staircase leading to the first-floor accommodation. One radiator.

From the Entrance Hall a panelled door opens into the

DRAWING ROOM 6.30m x 4.58m max

With angular bay window to the front elevation enjoying an attractive garden outlook, cornice to ceiling with matching centre rose. A central feature of this room is the period marble fireplace with a solid fuel stove, one radiator and a fitted carpet.

From the Drawing Room folding doors open into the

SITTING ROOM 4.80m x 4.30m

With windows to the rear and side elevations, (one with original shutters), cornice to ceiling with matching picture rail, built-in bookcase with cupboards beneath, wall mounted TV fittings, one radiator and a fitted carpet. There is a door directly to the Entrance Hall from the Sitting Room.

From the Entrance Hall a panelled door opens into the

DINING ROOM 6.20m x 4.53m max

With angular bay window to the front elevation enjoying an attractive garden outlook. Feature fireplace to the chimney breast with ornate wood mantle and surround, ornate cornice with centre rose and matching picture rail, polished wood floor and one radiator.

From the Dining Room a door opens into the

SNUG/PLAYROOM 4.8m x 4.68m

With sash cord window to the rear elevation, one radiator and a laminate wood floor.

From the Snug/Playroom a panelled door opens into the

BREAKFAST KITCHEN 3.73m x 6.36m

Being fitted with a range of modern hand-crafted wall and base units with granite work surfaces and a double bowl Belfast sink unit with mixer tap, multi-fuel cooking range with extractor above, integrated waste bin, integrated dishwasher and integrated fridge. This attractive kitchen

is tiled around the work surfaces with complementing colour scheme to the remaining walls and a matching slate tiled floor. Double glazed windows to the rear elevation with French doors opening to the block paved patio, one radiator, beams to ceiling, inset spotlight fittings and a double-glazed window to the front elevation.

From the Breakfast Kitchen a glass panelled door opens into the

UTILITY ROOM 3.94m x 2.55m

Being fitted with a range of modern white wall and base units with double bowl sink unit with mixer tap and plumbing for an automatic washing machine. The utility room is tiled around the work surfaces with complementing colour scheme to the remaining walls, one radiator and a rear entrance door.

From the Snug/Playroom a door opens to a covered rear entrance porch with uPVC double glazed rear entrance door.

From the Snug/Playroom a door opens into the

INNER HALL

With door to the main entrance hall and a panelled door to the

DOWNSTAIRS CLOAKROOM 2.99m x 2.77m

With hand wash basin and low flush WC, mullioned window to the rear elevation, inset spotlight fittings and coat hanging facilities. From the Hall double doors open to stone steps leading down to the suite of cellars

CELLAR ROOM ONE 6.28m x 4.62m

Beneath the Dining Room. With a window to the side elevation and a stone flagged floor.

KEEP CELLAR

Providing useful storage facilities.

CELLAR ROOM TWO 6.22m x 4.59m

With window to the side elevation, stone flagged table and housing the gas and electric meters, and the central heating boiler. Stone flagged floor. From the Entrance Hall a sweeping staircase leads to the

HALF LANDING

With double glazed windows to the rear elevation, a door opens into the

BATHROOM

With modern white four-piece suite comprising stand-alone modern bath with external mixer tap, hand wash basin, low flush WC and fully tiled walk-in shower with overhead and handheld shower units. This attractive modern bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls and a matching tiled floor, windows to three elevations providing this room with its light a spacious aspect, and inset spotlight fittings to the ceiling. From the Half Landing stairs continue to the

LANDING

With cornice to ceiling, one radiator and a fitted carpet. From the Landing a door opens to

BEDROOM FOUR 3.02m x 4.27m

With sash cord window to the side elevation, cornice to ceiling with matching picture rail, one radiator and a fitted carpet. From the Landing a door opens into the

MASTER BEDROOM 6.15m x 4.55m

This spacious master bedroom has an angular bay window to the front elevation incorporating double glazed units and enjoying an attractive garden outlook. Cornice to ceiling, one radiator and a fitted carpet. From the Landing a panelled door opens into a

DRESSING ROOM/ BEDROOM FIVE 2.72m x 2.80m

With window to the front elevation enjoying an attractive garden outlook, built-in wardrobes, cornice to ceiling and a fitted carpet. From the Landing a door opens to

BEDROOM TWO 6.06m x 4.61m

This second spacious double bedroom has an angular bay window to the front elevation with double glazed units enjoying an attractive garden outlook, cornice to ceiling, one radiator and a fitted carpet. From the Landing a door opens into

BEDROOM THREE 4.91m x 4.74m

With sash cord sectional window to the rear elevation, cornice to ceiling, feature period fireplace to the chimney breast with built-in wardrobes to one side, one radiator and a fitted carpet. From the Half Landing steps up to a

SMALL LANDING

With glass panelled door to a

SHOWER ROOM

With modern white three piece suite comprising pedestal wash basin, low flush WC and a shower cubicle with Mira shower unit. Window to the rear elevation. From the Small Landing a staircase with fitted carpet leads to the second floor 2 bedroomed apartment

SECOND FLOOR LANDING

With window to the rear elevation Vokera combination boiler, built-in cupboards providing excellent storage facilities. From the Landing a door opens into

BEDROOM 4.79m x 2.88m

With window to the front elevation, beams to ceiling, one double radiator and a fitted carpet. From the Landing a panelled door opens into a

DINING KITCHEN ROOM 6.13m x 2.77m

With fitted base units and matching work surfaces with single drainer sink unit with mixer tap, electric hob with extractor above and plumbing for an integrated dishwasher, dormer window to the front elevation. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and a matching tiled floor. The dining area has a fitted carpet, one double radiator and a small door to under the eaves storage. From the Dining Kitchen a door opens into the

SITTING ROOM 4.72m x 3.07m

With window to the front elevation, one double radiator and a fitted carpet. From the sitting room a door opens into the

BEDROOM 4.94m x 3.91m

Window to the rear elevation, built-in cupboards to one wall, one double radiator and a fitted carpet.

GENERAL

The property is constructed of stone and is surmounted with a blue slate roof. It has the benefit of all mains services, gas, water and electric with the added benefit of gas central heating and partial double glazing.

EXTERNAL

The property is set in mature gardens incorporating trees, shrubs, patio and a lawned area. There is a tarmac drive providing parking for several vehicles and leading to the rear of the property where there is a detached double garage.

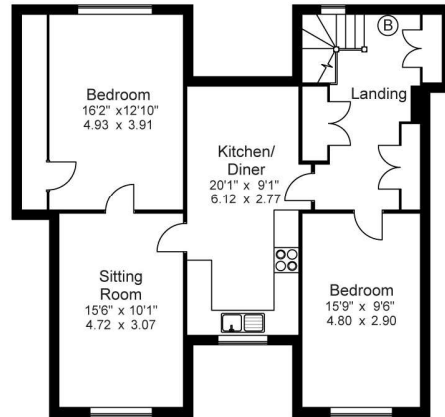
TO VIEW

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

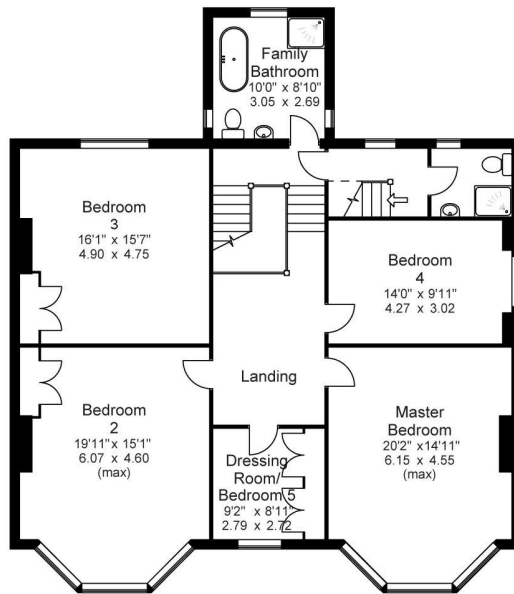
DIRECTIONS

SAT NAV HX3 OBB

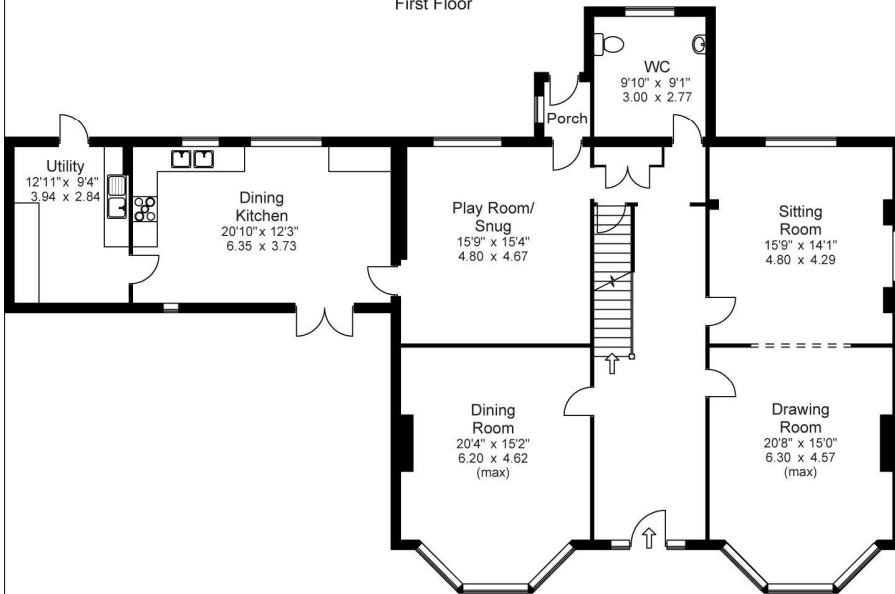
Approx Gross Floor Area = 4777 Sq. Feet
= 443.79 Sq. Metres



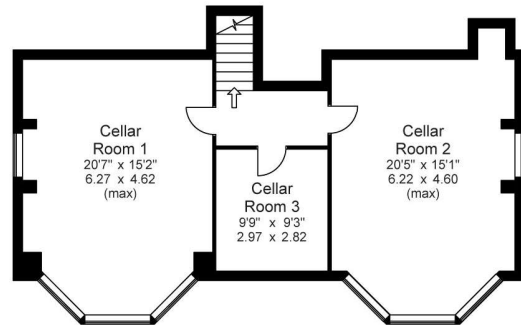
Second Floor



First Floor



Ground Floor



Lower Ground Floor

For illustrative purposes only. Not to scale.



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