



FERN DENE SAVILE ROAD, HALIFAX

Very rarely does the opportunity arise to purchase a Victorian detached residence in this highly desirable and much sought-after location within walking distance of Halifax town centre and Savile Park. This Spacious family home which retains many period features briefly comprises an entrance hall, three reception rooms, kitchen, four bedrooms, master with en suite shower room, bathroom and separate toilet, suite of cellars, detached double garage, gardens, gas central heating and partial uPVC double glazing. This South facing stone-built residence 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 and Leeds. An internal inspection is absolutely essential to fully appreciate this spacious character property and an early appointment to view is strongly recommended.

Price Guide: O/O £650,000



The front entrance door opens into the

ENTRANCE HALL

With ornate cornice to ceiling with matching centre rose, lincrusta wood effect panelling, and One single radiator.

From the Entrance Hall a glass panelled door opens into the

SITTING ROOM 4.87m x 6.15m

With angular bay window to the front elevation with double glazed leaded windows above and further window to the side elevation providing this room with its light and spacious aspect. The charm and character of this room is enhanced by the ornate plaster ceiling with matching cornice and Delph rack. Feature award winning oak Artesan fireplace incorporating cast iron coal effect living flame gas fire with tiled inset on a matching ceramic hearth. To one side of the chimney breast there are built-in oak cupboards providing useful storage facilities and oak skirting boards, two double radiators with shelf above, and one TV point. The deep skirting boards are exact replicas of the originals as is the panelling below the windowsill.

From the Entrance Hall a door opens into the

DRAWING ROOM 5.56m into bay window x 4.48m

This room is presently used as a study/ Office and has a large bay window to the front elevation incorporating sash cord windows with original leaded panels above. Feature period fireplace with Cornish slate hearth. Further window to the side elevation providing this room with its light and spacious aspect. The charm and character of this room is enhanced by the original ornate frieze and cornice to ceiling and matching picture rail. Two double radiators.

From the Entrance Hall a door opens into the

DOWNSTAIRS CLOAKROOM 3.51m x 3.49m

With pedestal wash basin, low flush WC and bidet. This cloakroom has fitted cupboards providing excellent storage facilities and coat hanging facilities. Original leaded sash cord windows to the rear and side elevations, and one single radiator.

From the Entrance Hall a door opens into the

DINING ROOM 4.91m x 4.25m

With uPVC double glazed window to the rear elevation, feature inglenook fireplace, cornice to ceiling, and one double radiator. To one wall there are built-in cupboards with fitted shelves with cupboard space above and fitted drawers providing excellent storage facilities.

From the Dining Room a door opens into the

KITCHEN 3.23m x 2.6m max narrowing to 1.56m

With fitted wall and base units incorporating matching work surfaces with 1 ½ bowl sink unit with mixer tap, and an electric cooker and plumbing for an automatic dishwasher. The kitchen is fully tiled with a panelled ceiling with inset spotlight fittings, windows to the rear elevation and a quarry tiled floor.

From the Dining Room a door opens to the

REAR ENTRANCE PORCH

With windows to three elevations and plumbing for an automatic washing machine and a quarry tiled floor.. Rear entrance door opening onto the rear flagged patio.

From the Entrance Hall a door opens to stone steps leading down to the

SUITE OF CELLARS

KEEPING CELLAR

With door to a

UTILITY CELLAR 6.05m x 4.53m

beneath the Sitting Room and Housing the central heating boiler.

Door to

STORE CELLAR beneath the Drawing Room 5.40m x 4.95m

With power, light, one double radiator and providing excellent storage facilities.

There are further Keep Cellars providing more storage facilities.

From the Entrance Hall the original polished wood spindled staircase leads to a

HALF LANDING

From the Landing door opens to the airing cupboard with shelves providing useful storage facilities. Door to

BEDROOM THREE 4.28m x 3.75m

With uPVC double glazed window to the rear elevation, pedestal wash basin, one double radiator and skylight window. There is a walk-in wardrobe, oak window frame and pelmet

From the Half Landing a door opens into

SEPARATE TOILET

With white low flush WC and uPVC double glazed tilt and turn window to the rear elevation with an oak frame and pelmet.

From the Half Landing a door opens into the

BATHROOM

With two-piece suite in Peach shade comprising corner bath with shower unit and a pedestal wash basin. The bathroom is tiled around the suite with complementing colour scheme to the remaining walls and uPVC double glazed tilt and turn window to the rear elevation with an oak frame and pelmet.

From the Half Landing stairs lead to the main

GALLERIED LANDING

With cornice to ceiling, skylight window, and one single radiator.

From the Landing a door opens into

BEDROOM FOUR 3.55m x 3.62m narrowing to 2.35m

With uPVC double glazed tilt window to the side elevation with oak frame and pelmet, period fireplace to the chimney breast, and one single radiator.

From the Landing a door opens into the

MASTER BEDROOM 4.48m x 6.18m

With original sash cord windows with leaded upper panels, built-in cupboard to one side of the chimney breast with cupboard space above, cornice to ceiling, and one double radiator. From the master bedroom there is a door opening in to the

EN SUITE SHOWER ROOM

With modern white three-piece suite with fully tiled shower cubicle and hand wash basin with mixer tap and low flush WC in bathroom furniture. The en suite is fully tiled with a matching tiled floor and a chrome heated towel rail/radiator.

From the Landing a door opens to a

DRESSING ROOM/BEDROOM FIVE 3.02m x 2.48m

Being fitted with wardrobes to one wall, incorporating dressing table with fitted drawers, sash cord window to the front elevation with original leaded panel above, and one single radiator.

From the Landing a door opens into

BEDROOM TWO 5.54m x 4.35m

With angular bay window to the front elevation incorporating sash cord windows with original leaded upper panels, cornice to ceiling with matching picture rail and centre rose, pedestal wash basin, built in arched cupboard and one double radiator.

GENERAL

The property is constructed of stone and 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 uPVC double glazing.

EXTERNAL

To the front of the property there is a south facing garden with a path and steps leading to a flagged patio area and rockery garden with mature plants and shrubs. To one side of the property there is flagged area with mature plants and shrubs. To the remaining side there is a larger lawned garden with mature trees and shrubs. To the rear of the property where there is a **DETACHED DOUBLE GARAGE 4.95m x 5.39m** with power and light. There is a block paved parking area and a flagged patio. Double bespoke wooden gates.

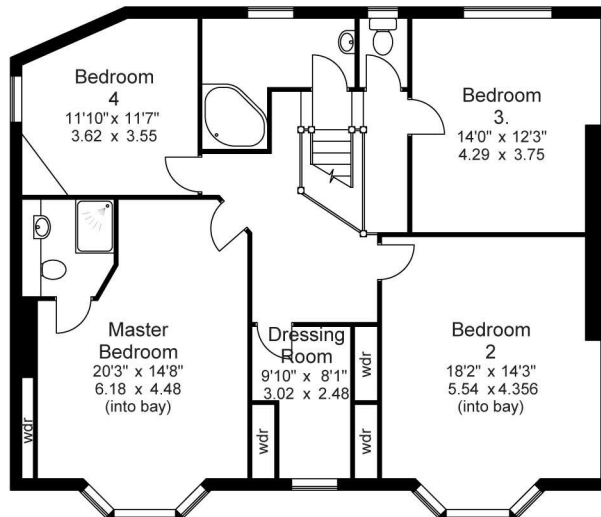
TO VIEW

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

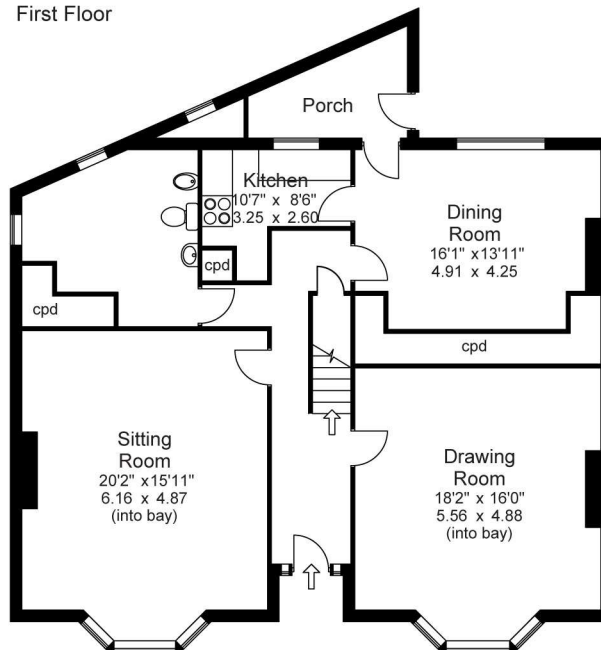
DIRECTIONS

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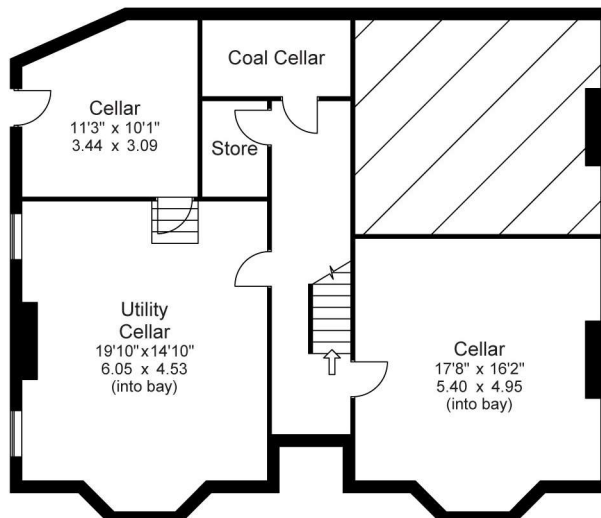
Approx Gross Floor Area = 2338 Sq. Feet
(exc. Cellar) = 216.73 Sq. Metres



First Floor



Ground Floor



Lower Ground Floor

For illustrative purposes only. Not to scale.



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