



## 46 MANOR HEATH ROAD MANOR HEATH, HALIFAX

Just step inside this superb Edwardian terraced residence and you cannot fail to be impressed by the spacious and attractive accommodation provided by this substantial six bedroomed family home which is situated in one of Calderdale's premier residential locations within the heart of the Savile Park area overlooking Manor Heath. The property has retained many period features which enhance the look and feel of this delightful family home. The property provides excellent access to the local amenities of Skircoat Green and Savile Park, including some of the best Schools in Yorkshire as well as easy access to Halifax town centre and the trans-Pennine road and rail network linking the business centres of Manchester and Leeds. The property has the benefit of gardens and a detached double garage and is being offered for sale at this realistic asking price in order to encourage a prompt sale.

Price Guide: £470,000





uPVC double glazed front entrance door opens to the

### **SPACIOUS ENTRANCE HALL**

With cornice to ceiling, dado rail and Delph rack. uPVC double glazed windows to the front elevation, one double radiator, and one telephone point.

From the Entrance Hall a panelled door opens into the

### **SITTING ROOM 17'10 x 16'5 into bay window**

This spacious room has an angular bay window to the front elevation incorporating uPVC double glazed windows and enjoying an attractive garden outlook. The central feature of this room is the period 1930's fireplace incorporating an encased coal effect living flame gas fire. Cornice to the ceiling with matching picture rail and centre rose, and one double radiator.

From the Entrance Hall a panelled door opens into the

### **OPEN PLAN DINING ROOM AND KITCHEN**

#### **DINING ROOM 15'4 max narrowing to 13'3 x 16'4**

With a large, mullioned window to the rear elevation with uPVC double glazed units. Fireplace to the chimney breast incorporating marble inset and hearth with a coal effect living flame gas fire, cornice to ceiling with matching dado rail, laminate wood floor and one single radiator.

From the Dining Area through to the

#### **KITCHEN 12'10 x 10'**

Being fully fitted with a Bauformat award winning German kitchen incorporating fitted wall and base units with Corian work surfaces, a centre island with a breakfast bar, single drainer one and a half bowl sink unit with Quooker tap, four ring induction hob, electric oven and grill, integrated dishwasher and an integrated fridge freezer. Double doors open to a boiler cupboard. uPVC double glazed window to the rear elevation, laminate wood floor and one double radiator

From the Kitchen a door opens into the

#### **UTILITY ROOM 6'5 x 6'9**

With one double wall unit and granite work surface with plumbing for an automatic washing machine, power point for fridge freezer, one double radiator, period rear entrance door, and a Karndean floor.

From the Utility Room a sliding door opens into the

### **DOWNSTAIRS CLOAKROOM**

With hand wash basin with external mixer tap and a low flush WC. The cloakroom is half tiled with complementing colour scheme to the remaining walls and a uPVC double glazed window to the rear elevation. Chrome heated towel rail/radiator, and a Karndean floor.

From the Entrance Hall stairs lead down to the

### **BASEMENT**

With a suite of cellars.

#### **KEEP CELLAR**

Housing the gas and electric meters.

#### **WINE CELLAR**

With stone shelves

#### **COAL CELLAR**

Providing useful storage facilities

#### **UTILITY CELLAR**

With power, light, and water supply with a stone sink, uPVC double glazed window to the front elevation.

From the Entrance Hall a spindled staircase leads to the

### **HALF LANDING**

With two steps leading to a

### **SMALL LANDING**

With one single radiator and door to

### **BEDROOM FOUR 13' x 6'9**

With uPVC double glazed window to the rear elevation, double doors open to built-in wardrobe with cupboard space above, fitted carpet, and one single radiator.

From the Landing a door opens into the

### **BATHROOM**

With modern white three-piece suite comprising pedestal wash basin, low flush WC and panelled bath with Triton shower unit. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls, sash chord window to the rear elevation, and one double radiator.

From the Half Landing steps lead to the

### MAIN LANDING

With cornice to ceiling and dado rail. From the Landing a panelled door opens into

### BEDROOM TWO 13'4 max x 16'10

This double bedroom has a uPVC double glazed window to the rear elevation enjoying an attractive garden outlook, cornice to ceiling, and one double radiator.

From the Landing a door opens into the

### MASTER BEDROOM 15' x 15'2

With stone mullioned windows to the front elevation with uPVC double glazed units enjoying superb views. To either side of the chimney breast there are built-in wardrobes, cornice to ceiling, and one double radiator.

From the Bedroom a panelled door opens into the

### WALK IN WARDROBE

With inset spotlights and a fitted carpet.

From the Landing a door opens into

### BEDROOM THREE 8'10 x 8'2

With uPVC double glazed window to the front elevation enjoying an attractive view, Fitted Carpet, and one single radiator.

From the Landing stairs lead to the

### SECOND FLOOR LANDING

With an Edwardian skylight window, door to

### STOREROOM

Providing excellent storage facilities.

From the Landing a panelled door opens into

### BEDROOM FIVE 15'3 x 15'1

With uPVC double glazed dormer window to the front elevation enjoying lovely views over Manor Heath Park. There is a period cast iron fireplace to the chimney breast, and one modern radiator.

From the Landing a door opens into

### BEDROOM SIX 13' x 16'10

With Velux double glazed skylight windows, period cast iron fireplace to the chimney breast, fitted carpet, one radiator.

From the Landing a panelled door opens into

### BATHROOM TWO

With modern white three-piece suite comprising pedestal wash basin, low flush WC and panelled bath. The bathroom is tiled around the suite with complementing colour scheme to the remaining walls, double glazed skylight window and a smaller skylight window. Double louvre doors open to cupboard housing a water tank. Further louvre doors open to cupboard providing further storage space, Karndean flooring and one double radiator.

### 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 uPVC double glazing.

### EXTERNAL

To the front of the property there is a south facing garden with a block paved patio area, lawn with flower and shrub border, block paved path leading to the front entrance door. To the rear of the property there is an enclosed private yard with a block paved area providing off road parking facilities and a small garden. The property also has the benefit of a further plot of land with a garden, greenhouse and a stone built double garage with power and light and electric up and over doors.

### TO VIEW

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

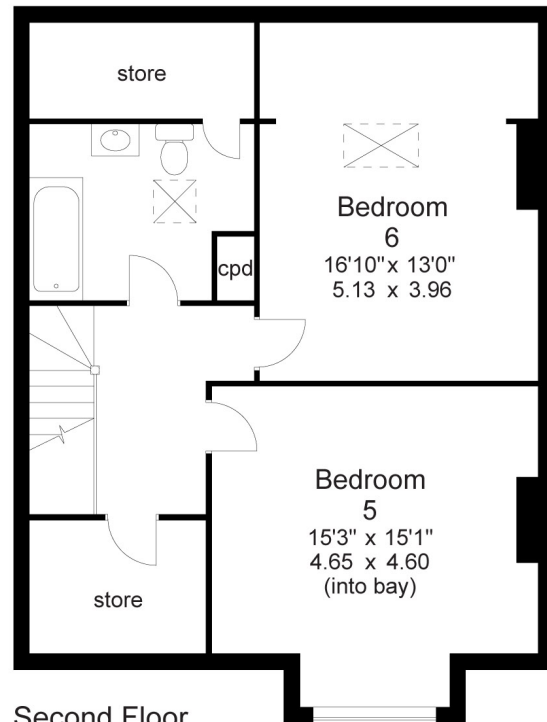
### DIRECTIONS

From our office in Skircoat Green proceed along Skircoat Green Road, straight ahead at the traffic lights, passed Manor Heath Park. Turn left into Manor Heath Road and number 46 is on the right-hand side where you will see our signboard.

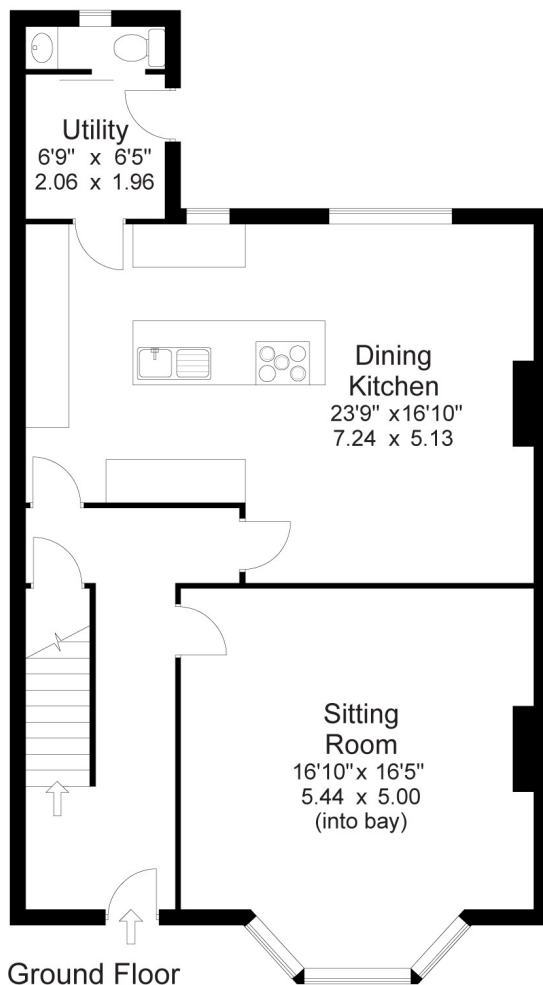
### SAT NAV

HX3 OBE

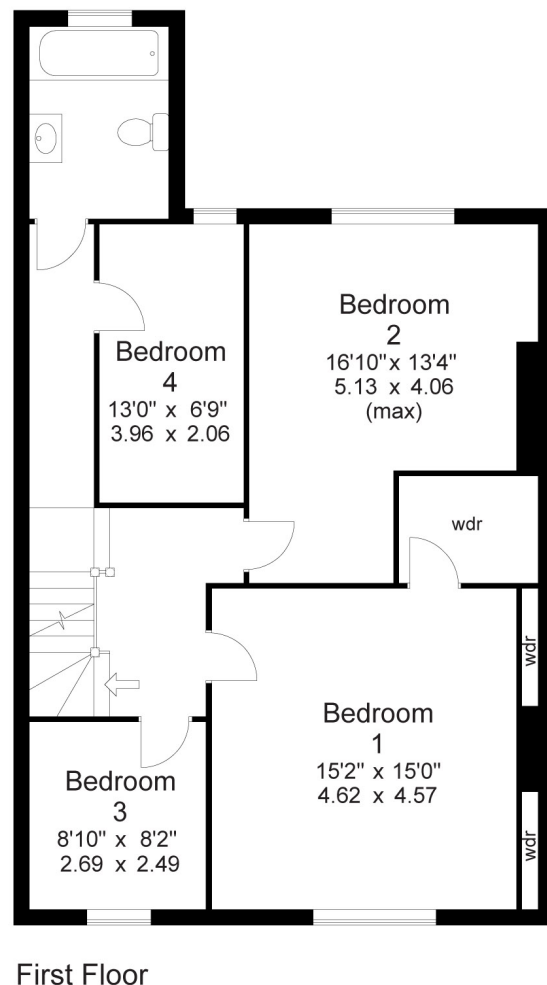
Approx Gross Floor Area = 2379 Sq. Feet  
= 220.53 Sq. Metres



Second Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale.





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