



24 SAVILE PARK HALIFAX

Situated in one of Calderdale's premier residential locations within the heart of Savile Park, lies this substantial stone-built period terraced residence providing five bedroomed family accommodation. Although the property requires a certain amount of modernising, which is reflected in the asking price, an internal inspection is essential to fully appreciate the potential this superb residence provides. The property briefly comprises an entrance hall, two reception rooms, a dining kitchen, utility room, downstairs wet room, five bedrooms, bathroom, separate toilet, south facing garden and yard to the rear. The property provides excellent access to the local amenities of Savile Park and Skircoat Green, including outstanding schools, 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. Very rarely does the opportunity arise to purchase a superb period property enjoying a view directly over Savile Park, and an early appointment to view is essential to avoid disappointment.

Price Guide: 0/0 £350,000

The glass panelled front entrance door opens into the

FRONT ENTRANCE VESTIBULE

With glass panelled door opening to the

ENTRANCE HALL

With cornice to ceiling and matching dado rail, arch feature, electric storage heater and a fitted carpet.

From the Entrance Hall a door opens into the

SPACIOUS LOUNGE 6.59m into bay window x 4.55m



With an angular bay window to the front elevation incorporating double glazed units and enjoying an attractive view over Savile Park. Feature fireplace with wood fire surround with marble inset and hearth and a coal effect living flame gas fire, cornice to ceiling, one TV point and an electric storage heater.

From the Entrance Hall a door opens into the

SPACIOUS DINING ROOM 4.94m x 3.93m



With double glazed window to the rear elevation, tiled fireplace with mantelpiece, inset and hearth. To one side of the chimney breast there are built-in cupboards and shelves providing display facilities. Cornice to ceiling, service hatch to kitchen, electric storage heater and a fitted carpet.

From the Entrance Hall a door opens into the

DINING KITCHEN 3.32m x 4.58m



With a range of fitted pine wall and base units incorporating matching work surfaces and a stainless-steel single drainer sink unit, four ring electric hob with three oven gas fired Aga to the chimney breast. The kitchen is pine panelled with complementing colour scheme to the remaining walls, a pine panelled ceiling and a matching tiled floor. There are two double glazed windows to the side elevation.

From the Kitchen a door opens into the

UTILITY ROOM 1.99m x 1.78m

With a stainless-steel sink unit with mixer tap and matching cupboard beneath, plumbing for an automatic washing machine and power point for fridge freezer, windows to the rear and side elevations and a rear entrance door.

From the Utility Room a door opens to the

DOWNSTAIRS WET ROOM

With three piece suite comprising hand wash basin with mixer tap, low flush WC and a Mira shower unit, window to the rear elevation, extractor fan and inset spotlight fittings.

From the Entrance Hall stone steps lead down to a

BASEMENT CELLAR

With stone flagged floor, housing the gas and electric meters. Door to

COAL CELLAR

From the Entrance Hall a spindled staircase with fitted carpet leads to the

FIRST FLOOR LANDING

With two steps to a

HALF LANDING

With door to

BEDROOM FIVE/STUDY 1.91m x 2.06m

With sash cord window to the side elevation.

From the Half Landing a door to the

SEPARATE TOILET

With low flush WC and window to the side elevation, the toilet is tiled with complementing colour scheme to the remaining walls.

From the Half Landing a door opens to the

BATHROOM

With two-piece suite comprising hand wash basin in vanity unit and panelled bath with electric shower, and skylight window. The bathroom is tiled around the suite with complementing colour scheme to the remaining walls, and door to cylinder cupboard with tank above.

From the Half Landing steps continue to the

FIRST FLOOR LANDING

With door to under the stair's cupboard providing useful storage facilities.

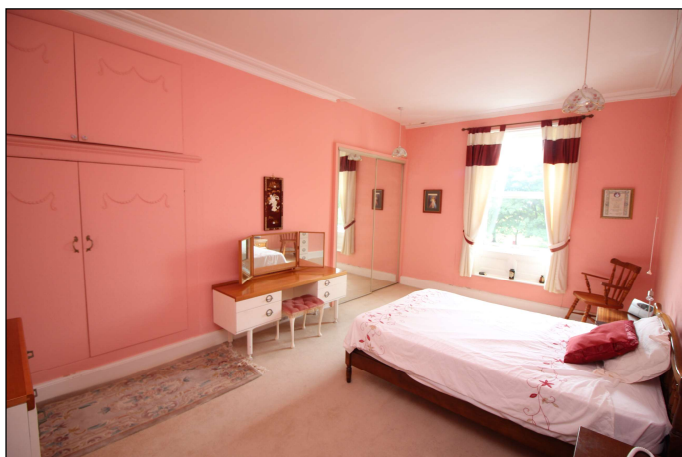
From the Landing a panelled door opens to

BEDROOM TWO 3.94m x 4.95m



With sash cord window to the rear elevation, to one side of the chimney breast there is a built-in wardrobe with cupboard space above, and a fitted carpet. From the Landing a door opens into

BEDROOM ONE 5.54m x 3.96m



This spacious double bedroom has a double-glazed window to the front elevation enjoying pleasant views over Savile Park. To one side of the chimney breast there are sliding mirrored doors opening to wardrobe facilities, to the remaining side there is a built-in wardrobe with cupboard space above, cornice to ceiling, one telephone point and fitted carpet.

From the Landing a panelled door opens into

BEDROOM THREE 4.85m x 1.83m

With double glazed window to the front elevation enjoying views over Savile Park.

From the Landing a door opens to stairs leading to

ATTIC BEDROOM FOUR 5.44m x 4.83m

With skylight window, beams to ceiling and access to under the eaves.

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 majority double glazing.

TENURE

Freehold

COUNCIL TAX

Band

EXTERNAL



To the front of the property there is a south facing garden with lawn, mature shrubs and plants and flagged path leading to the front entrance door. To the rear of the property there is a flagged yard and outhouse.

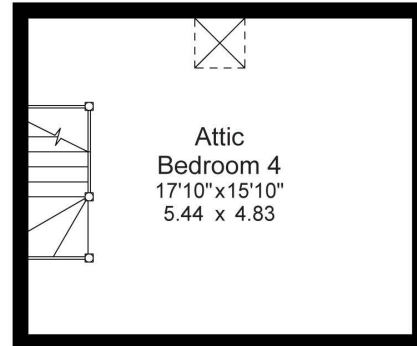
TO VIEW

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

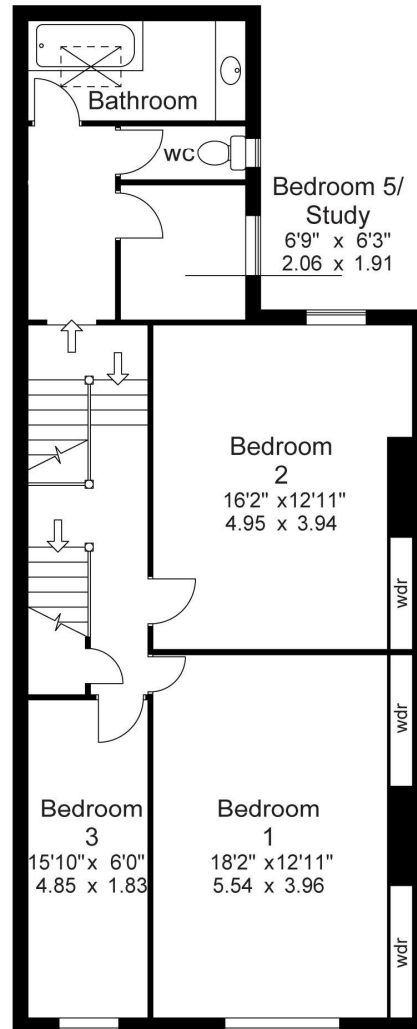
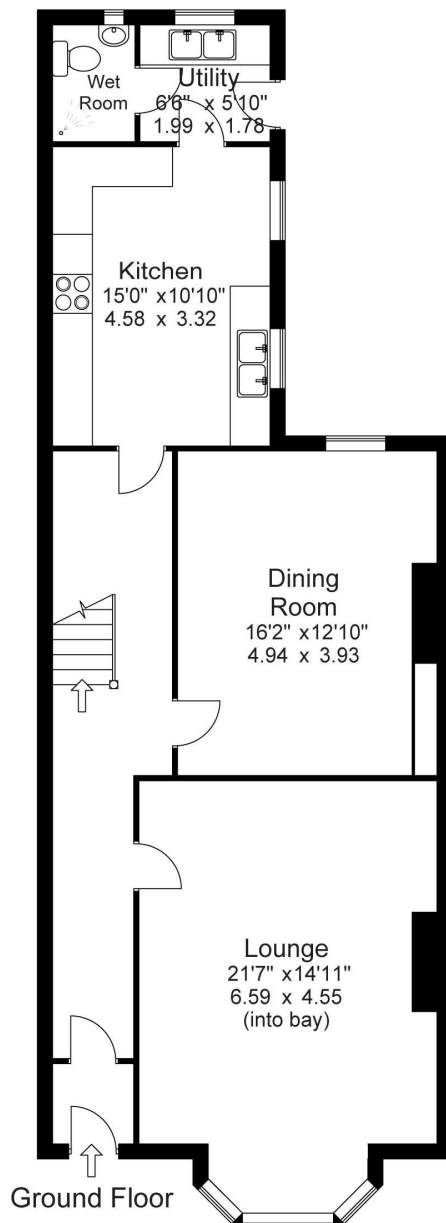
DIRECTIONS

Sat Nav HX1 3EW

Approx Gross Floor Area = 2063 Sq. Feet
= 191.24 Sq. Metres



Second Floor



For illustrative purposes only. Not to scale.

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