



## “GREENACRES” 5 QUEENSGATE SAVILE PARK, HALIFAX

Overlooking Savile Park lies this superb Victorian semi-detached property providing an attractive six bedroomed family residence, which is situated in one of Calderdale's premier residential locations. This superb period property has been fully refurbished to provide a most attractive and spacious family home with all the comforts of modern day living yet retaining the ambience of the period with stunning original features. Just step inside this delightful residence and you cannot fail to be impressed by the stylish accommodation provided. The property is within walking distance of the local amenities of Savile Park and Skircoat Green, including outstanding schools, as well as providing easy access to the Trans Pennine road and rail network linking the business centres of Manchester & Leeds. It has the benefit of a large garden to the rear with the added benefit of a detached double garage and further parking. Very rarely does the opportunity arise to purchase such a spacious period residence in this much sought-after location and as such an early appointment to view is absolutely essential.

**Price Guide: OFFERS INVITED OVER £550,000**





Glass panelled double doors open into an

### ENTRANCE VESTIBULE

With leaded skylights and a tiled floor. From the Entrance Vestibule a period glass panelled door opens into the

### ENTRANCE HALL

With ornate period fireplace to the chimney breast with a tiled hearth, cornice to ceiling with matching plaster work and picture rail, with the benefit of a wood floor, leaded secondary glazed window to the side elevation, and two radiators.

From the Entrance Hall a double folding door opens into the

### SPACIOUS LOUNGE 6.60m x 4.37m

With uPVC double glazed windows to the front elevation incorporating window seat beneath taking full advantage of the superb views over Savile Park this property provides. There is a period fireplace to the chimney breast incorporating a wood mantle with marble inset and hearth and a living flame gas stove. Cornice to ceiling with matching centre rose and Delph rack, two double radiators, one TV point and a wood floor.

From the Entrance Hall archway leads to the

### INNER HALL

With solid wood floor, one double radiator, secondary double-glazed window to the side elevation, and a door to cupboard providing useful storage facilities.

From the Hall a door opens into the

### SPACIOUS DINING ROOM 4.57m x 4.57m

The central feature of this delightful room is the superb and ornate carved wood period fireplace to the chimney breast incorporating a stone hearth and living flame gas fire., A large sectional window to the rear elevation overlooks the rear garden and provides this room with its light and spacious aspect. Ornate cornice plaster work to the ceiling, one double radiator, and a solid wood floor.

From the Hall a door opens into the

### INNER HALL

With door to stairs leading down to the Basement, window to the side elevation, and a door opening in to the

### DOWNSTAIRS CLOAKROOM

With modern white two-piece suite comprising pedestal wash basin and low flush W/C, one single radiator and an extractor fan.

From the Inner Hall through to the

### MODERN FULLY FITTED BREAKFAST KITCHEN 5.67m x 3.76m

This superb modern kitchen is fully fitted with a range of white gloss wall and base units with Lamona 1 ½ bowl sink unit with mixer tap, four ring gas hob with extractor in stainless steel canopy above, integrated Smeg coffee machine, integrated microwave, double electric Neff oven, integrated dishwasher and a centre island with granite work surface, fitted units and drawers. This attractive kitchen has matching glazed splash backs with complementing colour scheme to the remaining walls and a solid wood floor. There are uPVC double glazed windows to the side and rear elevations providing a light and spacious aspect, inset spotlight fittings to the ceiling, vertical radiator and a double radiator, uPVC double glazed entrance door opens into the rear garden.

From the Hall a panelled door opens to stairs leading down to the suite of cellars.

### UTILITY CELLAR 1.35m x 2.39m

With one radiator, plumbing for an automatic washer and power point for tumble dryer.

### KEEP CELLAR

### STORE CELLAR

With stone shelves and window to side elevation.

### MAIN CELLAR 2.46m x 3.85m

The main cellar was originally the kitchen and has a window to the side elevation. Fitted wall and base units, stainless steel sink unit with cupboard and drawers beneath, and a stone flagged floor. Door to

### KEEP CELLAR

Housing the modern pressurised Worcester combination boiler.

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

### HALF LANDING

With uPVC double glazed window to the side elevation. Door to

### MODERN BATHROOM

With modern white three-piece suite comprising hand wash basin in vanity unit with mixer tap, fully tiled shower cubicle with overhead and handheld shower units and a panelled bath with mixer tap. This modern bathroom is fully tiled including the floor and has a uPVC double glazed window to the side elevation and built-in cupboards providing useful storage facilities.

From the Half Landing a door opens to the

### SEPARATE TOILET

With matching two-piece suite comprising pedestal wash basin and low flush WC. The separate toilet is extensively tiled around the suite with complementing

colour scheme to the remaining walls and a matching floor. uPVC Double Glazed window to the side elevation, and one single radiator.

From the Half Landing a door opens into

### BEDROOM THREE 3.81m x 3.38m max

This double bedroom to the rear of the property has a uPVC double glazed window to the rear elevation enjoying an attractive garden outlook. One double radiator and a fitted carpet.

From the Half Landing two steps lead to the

### GALLERIED LANDING

With uPVC double glazed window to the side elevation, one double radiator and a fitted carpet.

From the Landing a door opens into

### BEDROOM TWO 4.57m x 3.58m

This second double bedroom has a uPVC double glazed window to the rear elevation enjoying an attractive garden outlook. To one wall there are built-in wardrobe facilities with cupboard space above, and a cupboard to one side of the chimney breast. To the corner of the bedroom there is a period hand wash basin with marble surround. One single radiator and a fitted carpet.

From the Landing a door opens into

### BEDROOM ONE 6.35m x 4.34m

This spacious double bedroom to the front of the property has leaded uPVC double glazed windows to the front elevation enjoying superb views over Savile Park. There are built-in wardrobe facilities with cupboard space above to two walls, cornice to ceiling, two double radiators and a fitted carpet.

From the Landing a door opens into

### BEDROOM FOUR 4.01m x 2.64m

With uPVC double glazed leaded corner window providing this room with a light and spacious aspect and attractive views, cornice to ceiling, one double radiator and a fitted carpet.

From the Landing a door opens into the

### SHOWER ROOM

With walk-in shower with overhead and handheld shower heads, and body jets, hand wash basin in vanity unit and low flush WC, uPVC double glazed window to the side elevation, modern radiator and an extractor fan.

From the First Floor Landing a door opens to stairs leading to the

### SECOND FLOOR LANDING

With Velux double glazed skylight window, fitted carpet,

one double radiator and door to under the eave's storage.

From the Landing a door opens into

### BEDROOM SIX 3.28m x 3.10m

With Velux double glazed skylight window, one double radiator, fitted carpet and access to under the eave's storage.

From the Landing a door opens into

### BEDROOM FIVE 3.84m x 3.23m

With uPVC double glazed window to the side elevation and Velux double glazed skylight window. Period cast iron fireplace to the chimney breast, one double radiator and a fitted carpet.

From the Landing a door opens into the

### BATHROOM

With modern white three-piece suite comprising pedestal wash basin, low flush WC and fully tiled shower cubicle with overhead and handheld shower units, uPVC double glazed window to the side elevation, inset spotlight fittings to the ceiling, one double radiator and access to under the eaves.

### 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 uPVC double glazing (Except the original windows in the dining room), gas central heating (the central heating system was installed in 2018 and the boiler is still under warranty), and a security alarm system.

### EXTERNAL

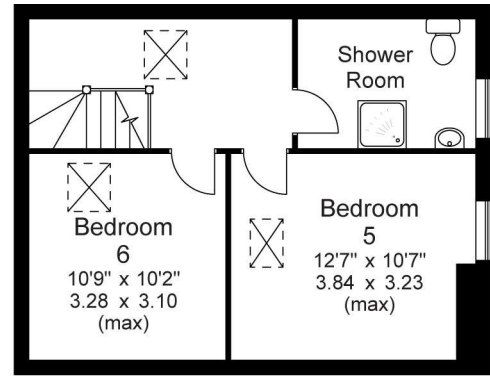
To the front of the property there is a small garden with path leading to the front entrance door. To the side of the property there is a shared tarmac drive. To the rear of the property there is a larger garden with flagged patio area, lawn, summerhouse, greenhouse and a double detached garage with power, light and electric up and over door. There is a further Parking area to one side of the garage.

### TO VIEW

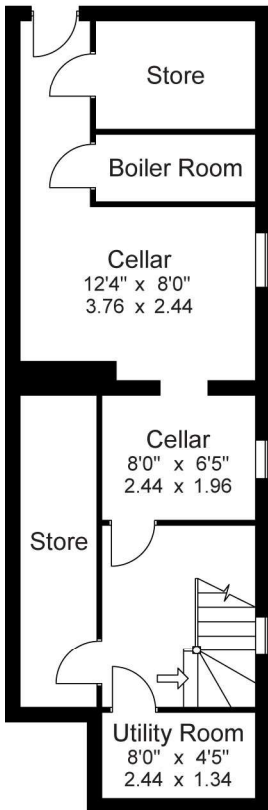
Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

### DIRECTIONS

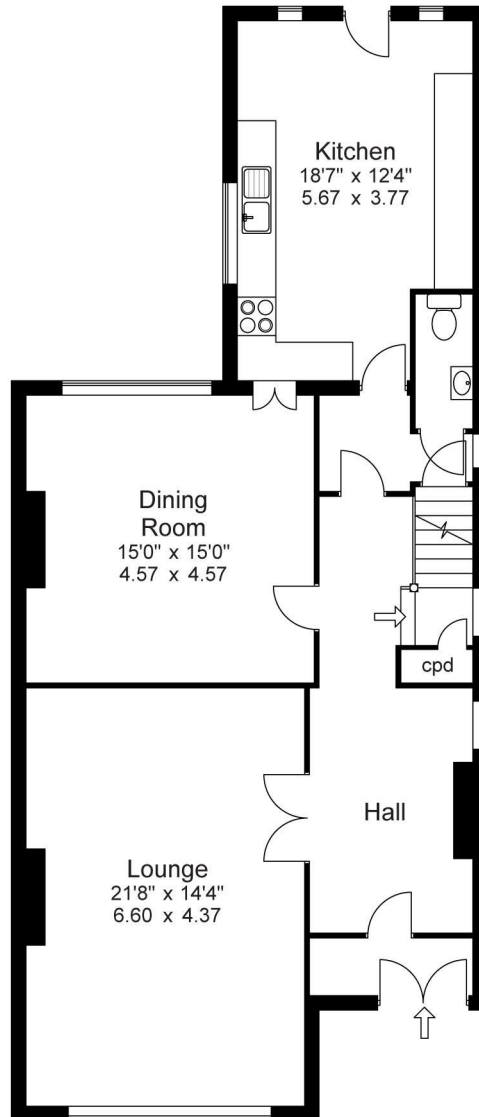
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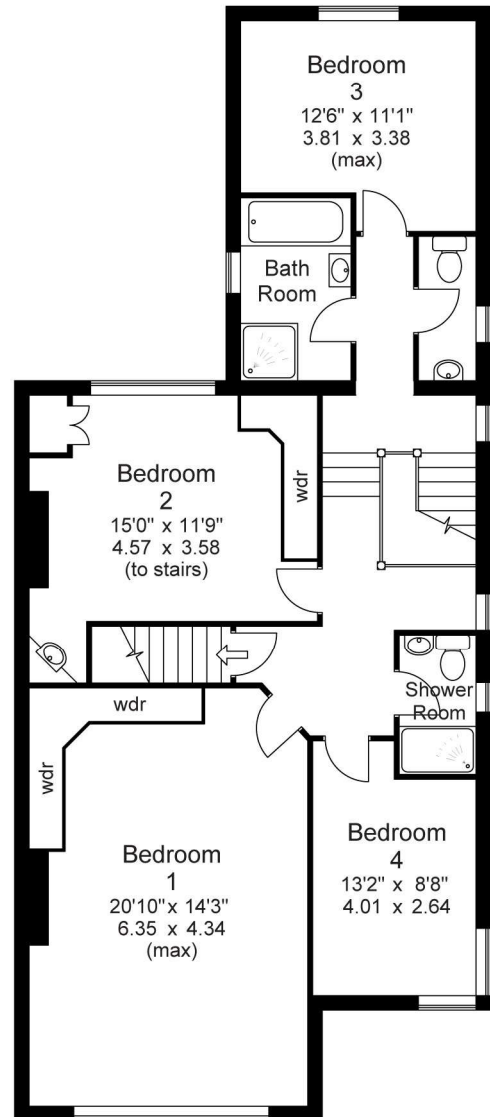
Second Floor



Lower Ground Floor



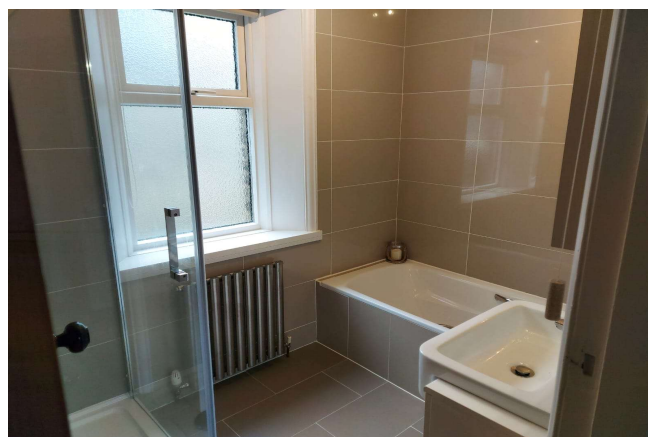
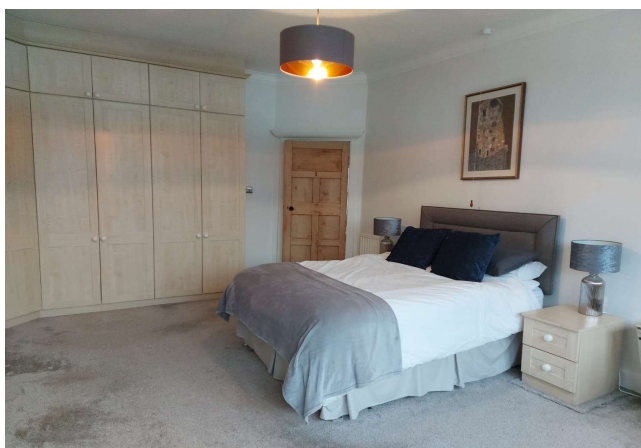
Ground Floor



First Floor

For illustrative purposes only. Not to scale.





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