





# Beech Grove House

## Savile Road | Halifax

An exceptionally spacious Victorian residence situated in an enviable position on Savile Road within easy walking distance of schools and Halifax town centre. Boasting eight bedrooms and a wealth of original features such as deep plaster coving, friezes and ceiling roses, this property, with its large enclosed gardens, would make a perfect family home.

Comprising: Entrance hall, dining kitchen, pantry, cellar, WC, cloakroom, two reception rooms, garage, eight bedrooms, two bathrooms.

### GROUND FLOOR

Entrance hall  
Dining kitchen  
WC  
Pantry  
2 reception rooms  
Access to cellar

### FIRST FLOOR

Landing  
Master bedroom  
Bedroom two  
Bedroom three  
Bedroom four  
Family bathroom

### SECOND FLOOR

Landing  
Bedroom five  
Bedroom six  
Bedroom seven  
Bedroom eight  
Shower room  
Steam room

### DISTANCES

Leeds approx 15 miles.  
Manchester approx 33 miles.





## LOCATION

Beech Grove House is located near Savile Park, which is a sought after and convenient location being only a short distance to Halifax town centre. There are plenty of local amenities nearby including local shops, hair dressers, a supermarket and doctor's surgery. There are a variety of schools within the area which include a private school and a Grammar School.

Savile Park is also in walking distance to Lloyds Banking Group's head office and the Calderdale Royal Hospital. Manor Heath Park is situated within the centre of Savile Park and is recognised as one of the best parks within the region with a tropical butterfly and plant centre, a full programme of events for all the family throughout the year, a cafe and play areas.

## GENERAL INFORMATION

A wonderful Victorian property retaining a wealth of original features such as encaustic floor tiles in the hallway, original servants' call panel to the kitchen and ornate plaster coving and ceiling roses to the main reception rooms. The modern kitchen benefits from base, drawer and eye level units in wood with a 4 ring gas hob, double oven and integrated dishwasher and washing machine. Pantry off the kitchen with fitted shelving. Ground floor WC and separate cloak room. Main sitting room with dual aspect picture windows, high, ornate ceiling and gas burning stove. Second sitting room with original wood panelling and plaster wall frieze. Useful keeping cellar. Impressive hallway with original floor tiling and barley twist spindles to the stairs.

On the first floor is the Master bedroom with fitted wardrobes, three further bedrooms, a large landing with fitted storage and the family bathroom, which features enclosed shower/jacuzzi bath/steam room complete with TV and fittings for phone point. The second floor has four further bedrooms, a large landing, shower room and steam room.

## EXTERNALS

The property is approached through large electric gates leading to a block paved parking area and garage. To the front of the property is a large enclosed garden, mainly laid to grass, edged with mature trees, fruit trees and soft fruits. Large paved patio area with feature LED lighting, clay tandoori oven, gas barbeque and further tandoori oven, outdoor granite wash hand basin with mixer tap and a summer house with electricity and heating. There is a feature waterfall on a second paved patio area and ample space for outdoor furniture, childrens' play equipment, etc.

## LOCAL AUTHORITY

Calderdale MBC

## FIXTURES AND FITTINGS

Only fixtures and fittings specifically mentioned in the particulars are included within the sale. Items not mentioned such as carpets and curtains may be available subject to separate negotiation.

## WAYLEAVES, EASEMENTS AND RIGHTS OF WAYS

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

## NOTES

Electrical and other appliances such as gas supply, private water supplies etc have not been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

## SERVICES

We understand that the property benefits from all mains services, which should be checked by any prospective purchaser.

## TENURE

Freehold with vacant possession upon completion.

## DIRECTIONS TO

From Halifax town centre proceed on Huddersfield Road and just after the Halifax Bank of Scotland turn right onto Savile Road. Continue up Savile Road until reaching Balmoral Place on the right hand side (an unadopted road). Turn onto Balmoral Place and take the first left where the gated entrance to Beech Grove House can be found on the left hand side.

For Satellite Navigation – HX1 2BA

## IMPORTANT NOTICE

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- (ii) all descriptions, metric and imperial dimensions are approximate, reference to conditions and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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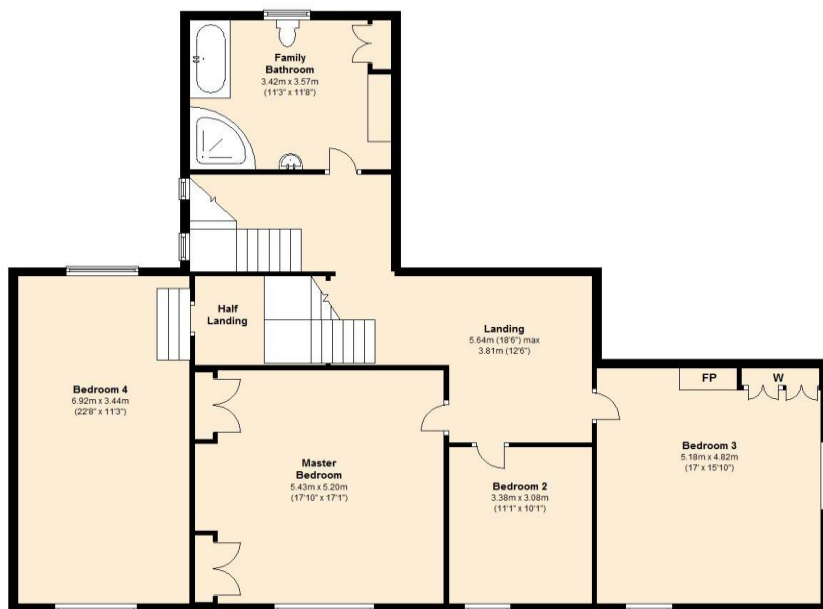




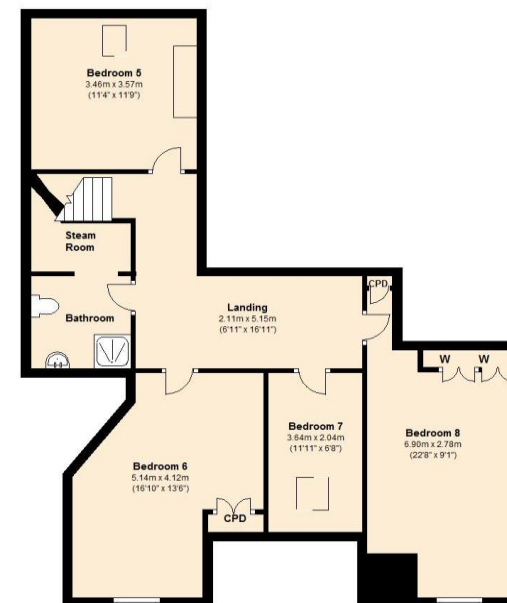




**First Floor**  
Approx. 134.9 sq. metres (1452.1 sq. feet)



**Second Floor**  
Approx. 77.0 sq. metres (835.5 sq. feet)







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