

Charnock Bates





# • 19 • Savile Park

## Halifax

A GRAND AND VERSATILE VICTORIAN RESIDENCE ON SAVILE PARK

With commanding views over the much-loved Savile Park, this elegant and generously-proportioned period home offers exceptional living space across three floors. Combining high ceilings, traditional detailing, and thoughtful modern upgrades, it presents the perfect opportunity for large or multi-generational families seeking a character-rich home in a sought-after setting.

### GROUND FLOOR

#### ENTRANCE

Step through a tiled porch and glass-panelled door into a welcoming hallway with underfloor heating, high ceilings, and classic cornicing – a glimpse of the period charm that flows throughout the property.

#### LOUNGE

A warm and inviting reception space featuring a wood-burning stove, dark wood flooring, rich panelling, and a large bay window with uninterrupted views across Savile Park.

#### SECOND RECEPTION ROOM

With a cast iron fireplace framed by a tiled hearth and wood mantle, this second reception room offers a more formal setting for entertaining or relaxing.

#### DOWNSTAIRS WC

A traditionally-styled cloakroom with Royal Doulton sink and toilet.

#### KITCHEN

Fitted with ample wall, drawer, and base units, two Hotpoint ovens, and a Neff gas hob with extractor hood. Cornicing detail continues the home's period aesthetic into this functional and spacious heart of the home.

#### CONSERVATORY

Bright and airy with flagged flooring and an exposed brick feature wall. A door leads out to the gated driveway, while another opens into the pantry.

#### PANTRY / STORAGE ROOM

With access through to the garage, this practical space offers excellent storage and utility potential.

#### CELLAR

Generous storage space accessed via the hallway.

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### FIRST FLOOR

#### BATHROOM

Includes a bath, shower, toilet, and Vernon Tilbury sink, with built-in base cupboards offering additional storage.

#### DOUBLE BEDROOM

With cornicing and built-in wardrobes.

#### DOUBLE BEDROOM

A striking space with a navy geometric feature wall, cornicing, and a private ensuite fitted with a shower (with jets), toilet, and sink.

#### PRINCIPAL BEDROOM

Light-filled and tranquil, this spacious bedroom enjoys leafy views over Savile Park and includes an ensuite with a Serel sink and jacuzzi toilet.

#### SINGLE BEDROOM

Ideal as a nursery or home office, this room also looks out over Savile Park and retains original cornicing.



### HALIFAX

Property House, Lister Lane, Halifax HX1 5AS

£ 01422 380100

### RIPONDEN

250 Halifax Road, Ripponden HX6 4BG

£ 01422 823777

### HUDDERSFIELD

Oak House, New North Road, Huddersfield HD1 5LG

£ 01484 903000

### LONDON

21 Park Lane, Mayfair, W1K 7AG

