

Charnock Bates

The Country, Period & Fine Home Specialist



Glenmore

19 Savile Park, Halifax, HX1 3EA





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STONE BUILT SEMI-DETACHED WITH PERIOD FEATURES



SIX GENEROUS SIZED BEDROOMS



TANDEM GARAGE PLUS OFF ROAD PARKING



LAWNED GARDEN AND REAR COURTYARD

Guide price: £475,000

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Summary

A substantial and elegant Victorian residence arranged over four spacious floors, offering generous and versatile living accommodation. This distinguished home is ideally situated in the highly desirable Savile Park, combining period charm with modern functionality.

The property briefly comprises two well-appointed reception rooms, a contemporary breakfast kitchen, a practical boot room, six generously sized bedrooms, four bathrooms, a ground floor WC, and extensive cellar rooms including a dedicated workshop space.

Externally, the residence benefits from ample off-road parking, a tandem garage, a beautifully maintained front lawned garden, and a paved rear yard – ideal for outdoor entertaining.

Location

Savile Park is a much sought after and convenient location and is a short distance to the Halifax Town Centre. There are plenty of local amenities nearby to include local shops, hairdressers, bars, supermarkets and doctor's surgeries. There are a variety of schools within the area which include a private school and a Grammar School (the property is within 5-10 minutes walking distance to both private and Grammar school).

Savile Park is also within walking distance to the Lloyds Banking Group head office and the Calderdale Royal Hospital. Manor Heath Park nearby is recognised as one of the best parks within the region with a Tropical butterfly and plant centre, full programme of events for all the family throughout the year, a cafe and play areas. Access to both Manchester International Airport and Leeds Bradford Airport and M62 motorway network nearby.



General Information

Access to this distinctive property is granted via a solid timber door featuring elegant stained glass, opening into a bright and welcoming tiled porch area with beautifully preserved original flooring. From here, a spacious hallway draws you through the home, leading to the kitchen and two generously proportioned reception rooms.

The first reception room, positioned at the front of the property, showcases an array of original features including a striking bay window with scenic views of the moor, high ceilings adorned with ornate coving, deep skirting boards, and a charming log burner set within a traditional stone and tile surround.

Adjacent is the second reception room, currently utilised as a formal dining area, featuring a period fireplace and views over the rear garden.

To the rear, the kitchen is well-equipped with integrated appliances, timber cabinetry, contrasting worktops, and a tiled splashback, leading into a useful pantry area. This space also provides internal access to the garage, which offers additional storage, parking for one vehicle, and is fitted with an electric up-and-over door.

Ascending to the first floor, the home offers four well-proportioned double bedrooms two with ensuites and a family bathroom. The principal bedroom benefits from a private en-suite with shower, WC, and wall-mounted basin. The family bathroom is fully tiled and includes a bath, pedestal sink, and WC.

The second floor hosts two additional bedrooms – one with en-suite facilities and the other currently arranged as a home office. Both rooms feature Velux windows, allowing an abundance of natural light.

















Externals

Externally, the property provides off-street parking for up to five vehicles – three to the front and two to the rear. The front garden includes a modest lawn, while the rear offers a private courtyard.

Fixtures and Fittings

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

Wayleaves, Easements and Rights of Way

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

Services

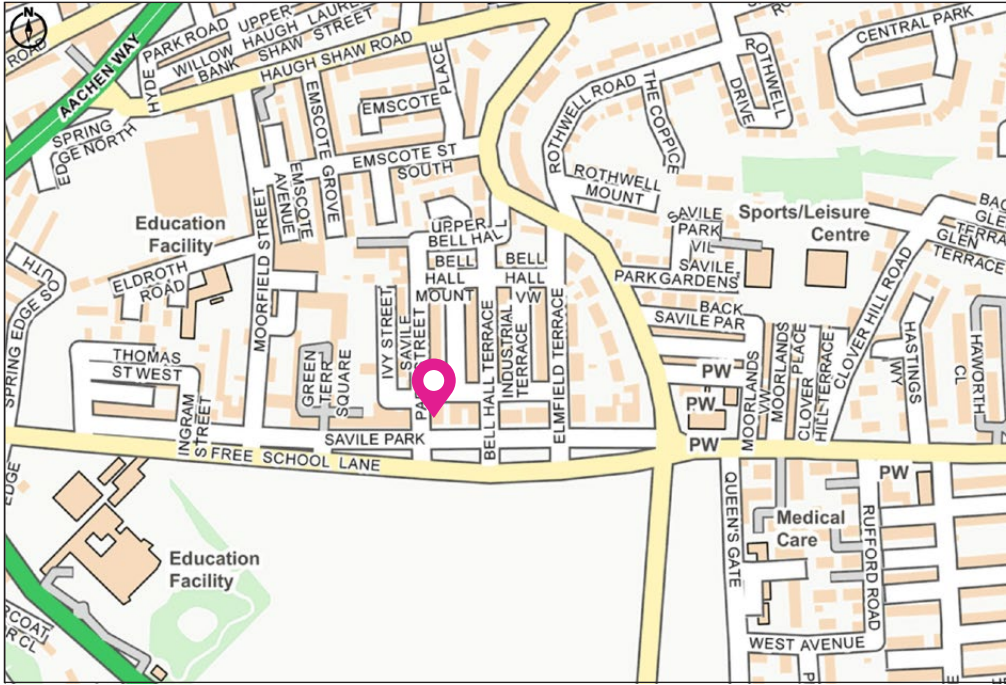
We understand that the property benefits from all mains services. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.





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Directions

From Halifax Town Centre proceed along Huddersfield Road past the football ground and turn right at Heath Road, continue to the traffic lights and turn right onto Free School Lane. Continue up Free School Lane, before taking a right onto Savile Park Street where the property can be found on the right-hand side.

For satellite navigation: **HX1 3EA**

Local Information

NEAREST STATIONS	Halifax	1.5 miles
	Sowerby Bridge	3.1 miles
NEAREST SCHOOLS	Savile Park Primary School	0.9 miles
	Gleddings Preparatory School	1.2 miles
MOTORWAY NETWORK	M62, Junction 24	TBA

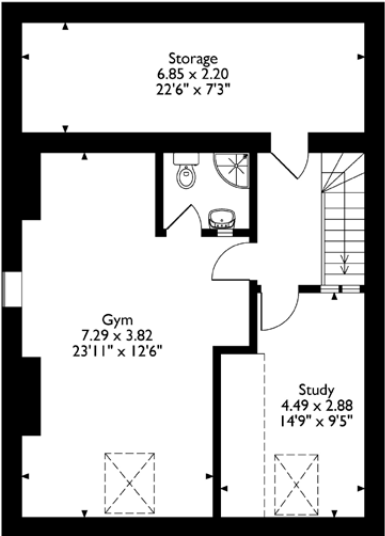
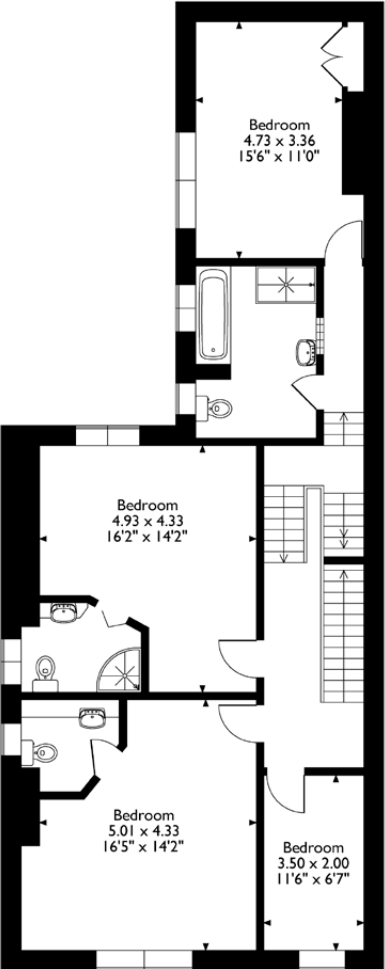
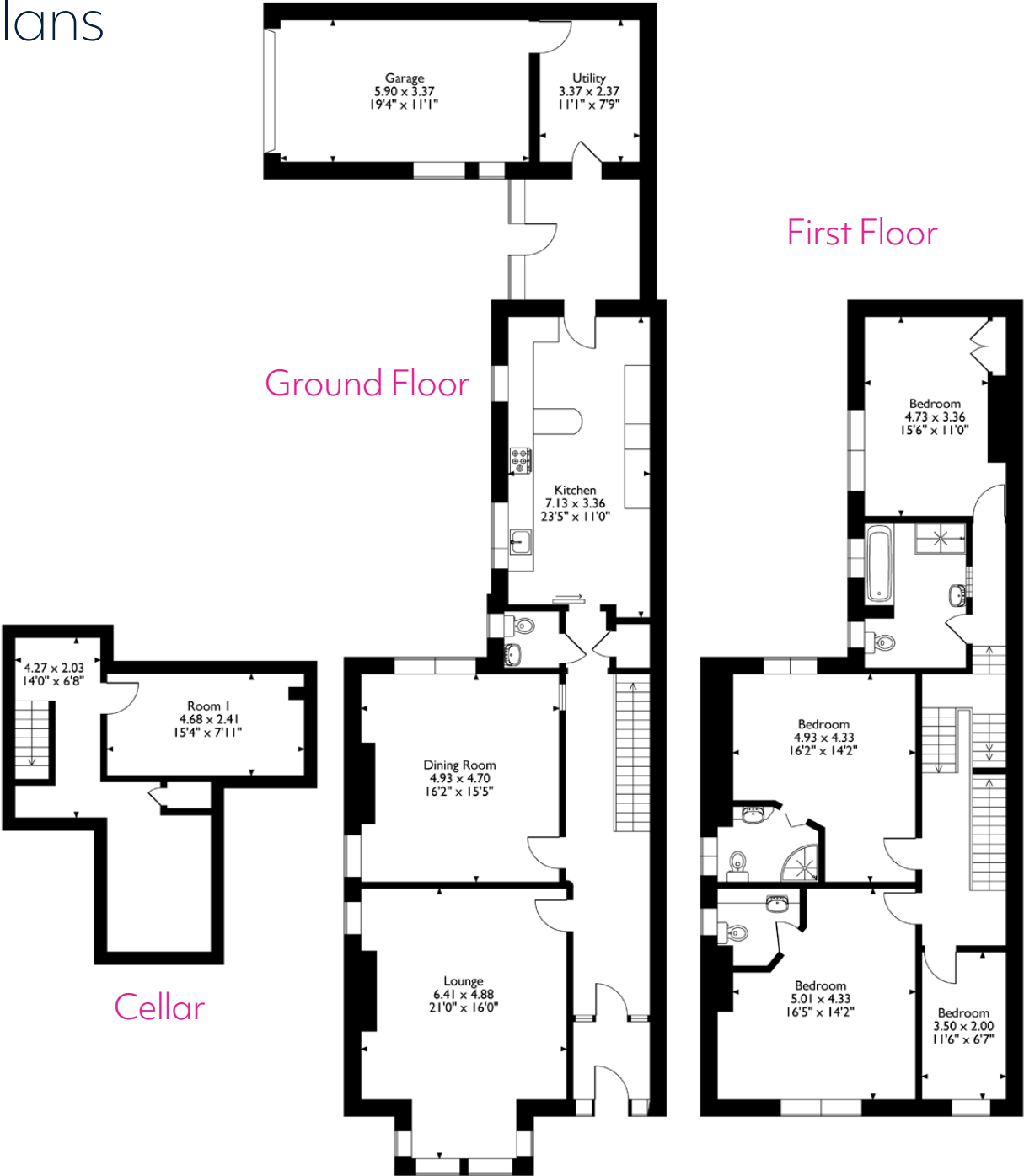
Property Information

TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	TBC
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band F
ELECTRICITY SUPPLY	Mains Supply
GAS SUPPLY	Mains Supply
WATER SUPPLY	Yorkshire Water
HEATING	Gas Central Heating
BROADBAND	Virgin
MOBILE SIGNAL	Good coverage



Floor Plans

Total approximate floor area:
3,627 sqft (337m²)



Cellar

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Lister Lane
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01422 380100

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