



Bethesda Manse, 1 Savile Road

Elland, HX5 0LA

Offers Over £375,000 Freehold





Occupying a prominent position in a well-regarded and convenient location, Bethesda Manse is a truly wonderful, stone-built detached family home retaining a wealth of period fixtures and fittings throughout.

Location

Situated within a popular residential location close to the centre of Elland, close to good schools, the Rex Cinema and Elland library. With a wealth of local amenities including a number of well-established bars and restaurants as well as excellent commuter links in to Halifax and Huddersfield Town centres, along with good access to the M62 motorway network at junction at junction 24.

Accommodation

Access is gained into the entrance vestibule with double doors then leading through to the entrance hallway. The entrance hallway showcases high-skirting and coving, with an open staircase rising to the first floor and a hidden staircase descending to the full head-height cellar rooms.

From the hallway, the first door to your right takes you through to the spacious lounge, again showcasing high-skirting and coving, with a bay window to the front elevation allowing for natural light, and a gas fire to the focal point with decorative stone and marble surround.

A second spacious reception room is positioned to the rear elevation, benefitting from dual-aspect windows and a gas fire to the focal point with decorative Adam-style and marble surround.

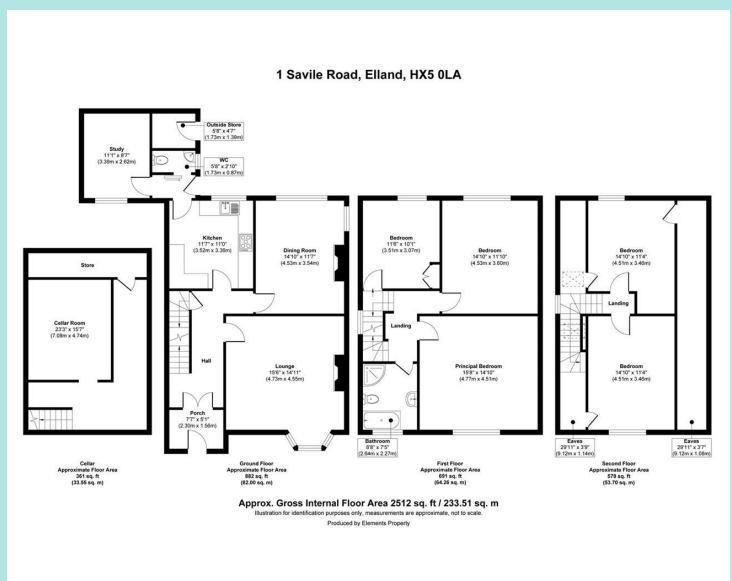
Moving through to the kitchen which offers a range of wall, drawer and base units with contrasting worksurfaces incorporating a stainless-steel one-and-a-half bowl sink and drainer with mixer-tap. Integrated appliances include a Belling oven with three-ring gas hob and extractor above.

Leading off the kitchen is an inner hallway with doors leading to a cloakroom with w/c and wash-hand basin, study/slug and access to the rear elevation.

Rising to the first floor landing accessing three bedrooms and the house bathroom. The spacious principal bedroom is positioned to the front of the property, while two further double bedrooms are positioned to the rear, one benefitting from built-in wardrobes. The part-tiled house bathroom has a four-piece suite comprising a w/c, pedestal wash-hand basin, panelled bath and double walk-in rainfall shower cubicle.

A further open staircase then rises to the second floor landing which accesses two further double bedrooms. Both bedrooms have windows allowing for natural light and have access to eaves storage.

Externally, to the front of the property, a gated driveway provides off-street parking for two cars, leading then to a single detached garage with power, lighting and up-and-over door. Behind the garage is a pebbled side garden. Adjacent to the driveway is a flagged pathway with pedestrian gate, and a lawn, bordered by maturing planting and shrubbery. To the rear, and enclosed yard is flagged and has access to an external store.



Council tax band: C
EPC rating: E
Ground rent: N/A
Service charge: N/A

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