Peter David Properties Ltd

Residential Sales and Lettings

Heath Avenue, Savile Park

£585,000

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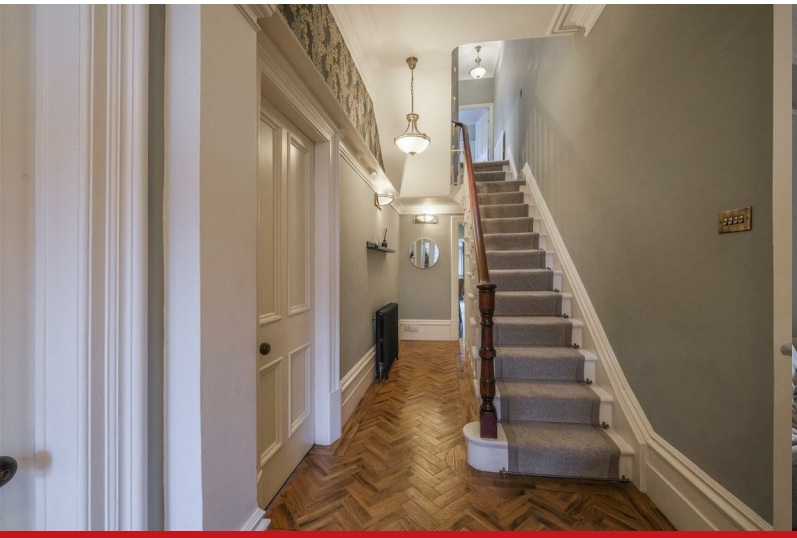

Welcome to this stunning Victorian terrace house located on Heath Avenue in the desirable area of Manor Heath, Savile Park, Halifax. This remarkable property seamlessly combines traditional charm with modern conveniences, making it an ideal family home.

As you enter, you are greeted by a spacious entrance vestibule that leads into a welcoming hallway. The ground floor boasts a generous lounge and a separate dining room, perfect for entertaining guests or enjoying family meals. The contemporary kitchen features an island, providing ample space for culinary creations, along with a utility room and a convenient ground floor WC.

The first floor is home to three well-proportioned bedrooms, including a master suite with its own en-suite bathroom, ensuring privacy and comfort. A stylish house bathroom serves the other bedrooms. Ascend to the second floor, where you will find two additional bedrooms, a storage room and a WC, offering flexibility for family living or guest accommodation.

The lower ground floor adds further appeal with a versatile garage that can double as a gym, along with two cellar rooms that provide excellent storage options. Outside, the property features a driveway for off-road parking at the front, while the enclosed patio at the rear offers a lovely space for outdoor relaxation and family gatherings.

Families will appreciate the close proximity to local schools, making the morning routine effortless and providing peace of mind for parents. This home is not merely a residence; it is a sanctuary that fosters a warm and inviting atmosphere for family life. With its character, spacious layout, and prime location, this property is a must-see for anyone looking to settle in Halifax. Do not miss the opportunity to make this exquisite family home your own.

- LARGE VICTORIAN RESIDENCE
- FIVE BED TWO BATH TWO RECEPTIONS
- GARAGE AND OFF ROAD PARKING
- TASTEFULLY DECORATED THROUGHOUT
- DESIRABLE LOCATION ON SAVILE PARK
- EASY WALKING DISTANCE TO SCHOOLS AND CALDERDALE ROYAL HOSPITAL
- VIEWING IS HIGHLY RECOMMENDED
- COUNCIL TAX BAND - E
- EPC RATING - D

Accommodation

Entrance Hall

Lounge
14'5" x 18'4" (4.4 x 5.6)

Dining room
14'5" x 15'5" (4.4 x 4.7)

Kitchen
10'11" x 13'10" (3.35 x 4.22)

Utility room
7'0" x 7'11" (2.15 x 2.42)

Ground floor WC

First floor

Bedroom
14'5" x 14'11" (4.4 x 4.55)

En suite
6'0" x 10'2" (1.85 x 3.1)

Bedroom
14'5" x 15'5" (4.4 x 4.7)

Bedroom
10'11" x 7'4" (3.35 x 2.25)

Bathroom
7'5" x 7'4" (2.27 x 2.25)

Second floor

Bedroom
12'6" x 10'10" (3.82 x 3.32)

Bedroom
12'2" x 11'6" (3.72 x 3.52)

Store
6'2" x 6'6" (1.9 x 2)

WC

Lower ground floor

Garage/ Gym
14'7" x 35'3" (4.47 x 10.75)

Cellar
10'4" x 16'4" (3.15 x 5)

Cellar
7'3" x 8'0" (2.22 x 2.45)

Directions
Please use postcode HX3 0EA for sat nav directions.

PLEASE NOTE
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

Floor Plan

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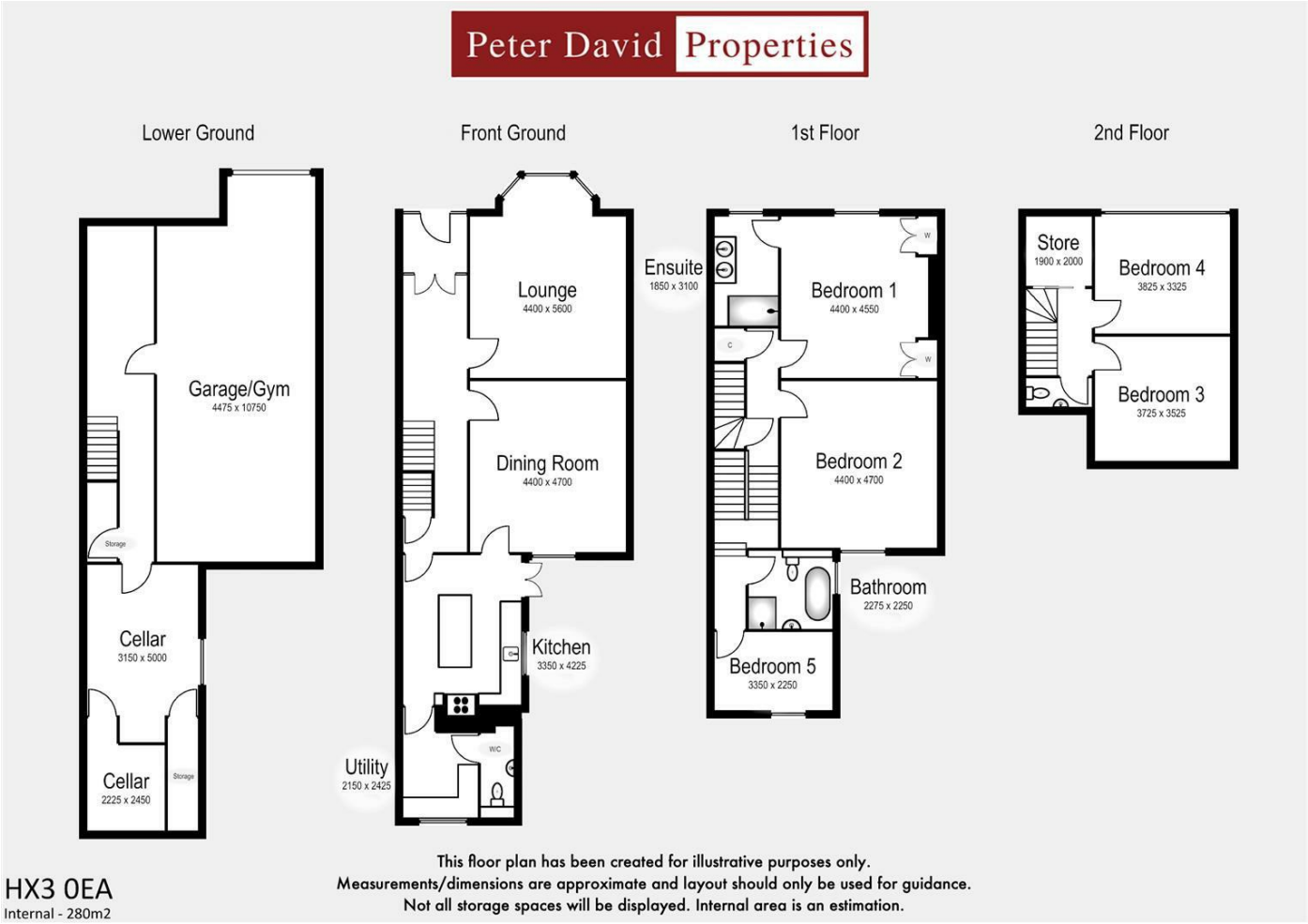


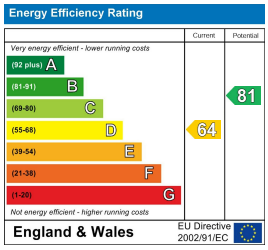
HX3 0EA
Internal - 280m2

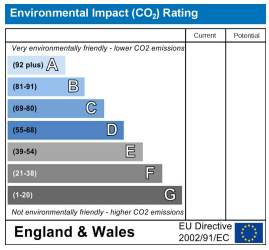
This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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