



**Heath Avenue,**

**£635,000**





Nestled in the prestigious area of Manor Heath, Savile Park, this exquisite Victorian character property offers a perfect blend of traditional elegance and modern living. With five spacious bedrooms and two well-appointed bathrooms, this home is ideal for families seeking comfort and style.

As you enter, you will be greeted by two inviting reception rooms that exude warmth and character, making them perfect for both relaxation and entertaining. The property has been presented to a very high standard throughout, ensuring that every corner reflects quality and care. The Victorian charm is evident in the intricate details and features that have been lovingly preserved, providing a unique atmosphere that is hard to find in contemporary homes.

For those with vehicles, the property boasts ample private parking and a double garage. Families will appreciate the proximity to local schools, making the morning school run a breeze and providing peace of mind for parents.

This home is not just a place to live; it is a sanctuary that offers a welcoming environment for family life. With its character, space, and prime location, this property is a must-see for anyone looking to settle in Halifax. Don't miss the opportunity to make this stunning family home your own.

- LARGE VICTORIAN RESIDENCE
- FIVE BED TWO BATH TWO RECEPTIONS
- DOUBLE GARAGE AND PRIVATE PARKING
- WRAP AROUND GARDENS
- PRESENTED TO AN EXCEPTIONAL STANDARD
- DESIRABLE LOCATION ON SAVILE PARK
- EASY WALKING DISTANCE TO SCHOOLS AND CALDERDALE ROYAL HOSPITAL
- VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE ATTENTION TO DETAIL
- COUNCIL TAX BAND F
- EPC BAND D

## Accommodation

### Grand entrance hallway

#### Reception room 1

15'11" x 19'0" (4.87 x 5.80)

#### Reception room 2

15'11" x 18'8" (4.87 x 5.70)

#### Dining kitchen

22'1" x 14'3" (6.75 x 4.35)

#### Downstairs cloaks

6'7" x 6'7" (2.02 x 2.02)

#### Lower ground floor

#### Cellars

## First floor

### Landing

#### Bedroom 1

15'11" x 15'3" (4.87 x 4.67)

#### Ensuite shower room

10'5" x 6'9" (3.20 x 2.07)

#### Bedroom 2

15'11" x 15'3" (4.87 x 4.65)

#### Bedroom 3

14'5" x 14'5" (4.40 x 4.40)

#### House bathroom

7'11" x 10'6" (2.42 x 3.22)

#### Bedroom 5

6'3" x 11'4" (1.92 x 3.47)

## Second floor

#### Bedroom 4

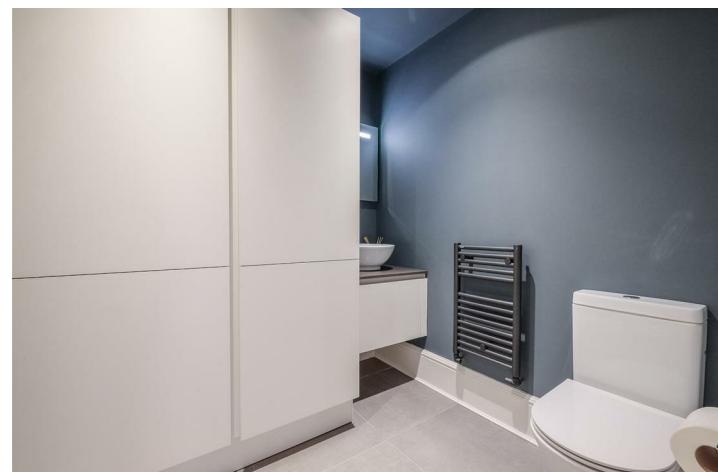
16'1" x 18'5" (4.92 x 5.62)

## Directions

From our office drive along Skircoat Green Road in the direction of Halifax. Passing through the first set of traffic lights proceed along Skircoat Green Road until you reach the left hand turn up Manor Heath Road. You will find Heath Avenue on your right indicated by our sign board. Number 19 is located at the head of the cul de sac.

## 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

### Peter David Properties



### HX3 0EA

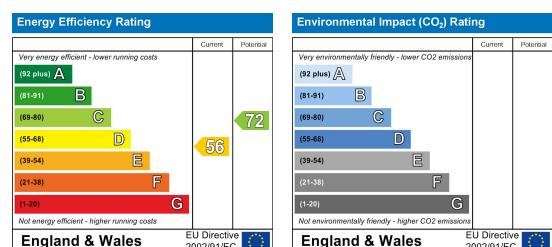
Internal - 345m<sup>2</sup>

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



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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