

Peter David

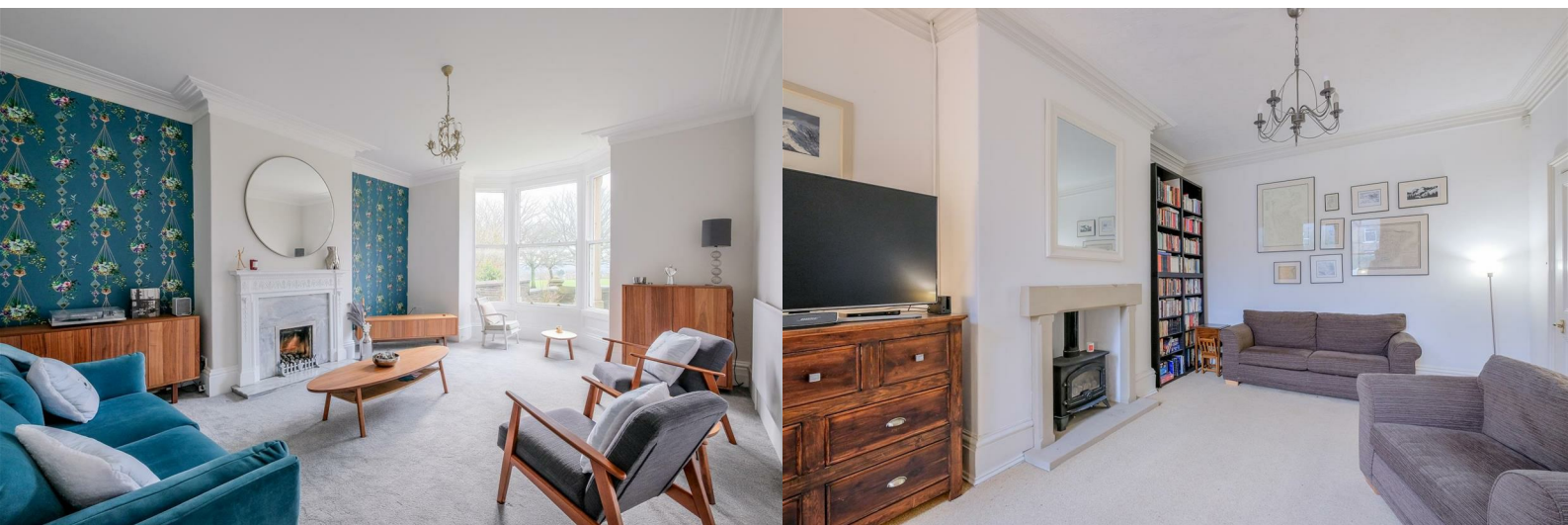
Properties Ltd

Residential Sales and Lettings



Savile Park,

£420,000





It is with great pleasure Peter David Properties bring this substantial SIX BEDROOM stone built Victorian terrace to market. Set within a much sought after location in the prestigious area of Calderdale this residence will make a super family home. This superior stone built inner through terrace overlooking Savile Park provides a most elegant range of generously proportioned accommodation ideal for a family.

The internal accommodation briefly comprises of entrance hallway, living room, dining room, kitchen, utility room, ground floor WC, four first floor bedrooms, house bathroom with separate shower room, two second floor bedrooms and useful cellar.

Excellent schools are nearby including the 'All Saints Primary School', 'Crossley Heath Grammar School' and 'The Gleddings Preparatory School'. There are ample facilities and amenities close by and Savile Park is only a short walk away. Halifax centre is a short 10 minute drive and the M62 network provides excellent commuter links to those working further afield.

- SIX BEDROOMS
- VICTORIAN TERRACE
- OFF ROAD PARKING TO THE REAR
- GARAGE
- SOUGHT AFTER LOCATION
- VIEWS OVER SAVILE PARK
- CENTRAL HEATING
- SUBSTANTIAL FAMILY HOME
- EPC RATING - F
- COUNCIL TAX BAND - E

Accommodation

Entrance hall

With a decorative archway, central heating radiator and open staircase leading to the first floor.

Lounge

15'1" x 21'3" (4.6 x 6.5)

A beautifully presented spacious lounge with a feature gas fire, central heating radiator, bay window allowing plentiful natural light and views across Savile park.

Dining room

12'10" x 16'2" (3.92 x 4.95)

A large dining room with the benefit of a gas fired stove, windows facing the rear elevation, and central heating radiator.

Kitchen

10'9" x 14'11" (3.3 x 4.57)

With a range of matching wall and base units and complementary work surfaces, tiled splash back, one and a half bowl stainless steel sink, space for a range cooker, stainless steel extractor hood, integrated microwave central heating radiator and double glazed windows to the side elevation.

Utility room

7'9" x 8'1" (2.37 x 2.47)

A useful addition to this home, with plumbing for a washing machine, space for a free standing fridge freezer, door providing access to the rear garden/driveway and door leading to the ground floor WC and storage cupboard.

Ground floor WC

Partly tiled with a white two piece suite which comprises of low flush WC, pedestal wash hand basin, central heating radiator and frosted window.

Cellar

First floor

Bedroom one

12'11" x 18'1" (3.95 x 5.52)

Spacious double bedroom with a feature fireplace, window to the front elevation overlooking savile park, central heating radiator and door leading to the fourth bedroom.

Bedroom two

12'11" x 16'2" (3.95 x 4.95)

Spacious double bedroom with the benefit of a pedestal basin and double glazed window facing the rear elevation.

Bedroom three

10'8" x 13'3" (3.27 x 4.05)

Double bedroom with a range of built in wardrobes and bookcases, two double glazed windows and central heating radiator.

Bedroom four

6'11" x 15'1" (2.12 x 4.6)

Single bedroom currently used as a home office with a range of built in storage cupboards, central heating radiator and window overlooking Savile park.

Bathroom

6'2" x 7'1" (1.9 x 2.17)

Fully tiled with a white three piece suite which comprises of shower over the bath, low flush WC, wash hand basin, tall chrome towel warmer, mirrored wall cabinet and frosted window.

Shower room

Fully tiled with a white three piece suite which comprises of a shower cubicle, wash hand basin, mirrored wall cabinet and frosted window.

Second floor

Bedroom five

13'4" x 21'5" (4.07 x 6.55)

Spacious double bedroom with Velux window, central heating radiator and under eaves storage.

Bedroom six

6'3" x 10'8" (1.92 x 3.27)

Single bedroom with velux window, under eaves storage and central heating radiator.

External

To the front of the property there is an enclosed garden which is laid to lawn, stone flagged path leads you up to the front door. To the rear there is a large enclosed block paved driveway providing off road parking, with a stone flagged patio leading to the rear entrance to the property and a garage.

Directions

Please use post code HX1 3EW 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.
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Road Map



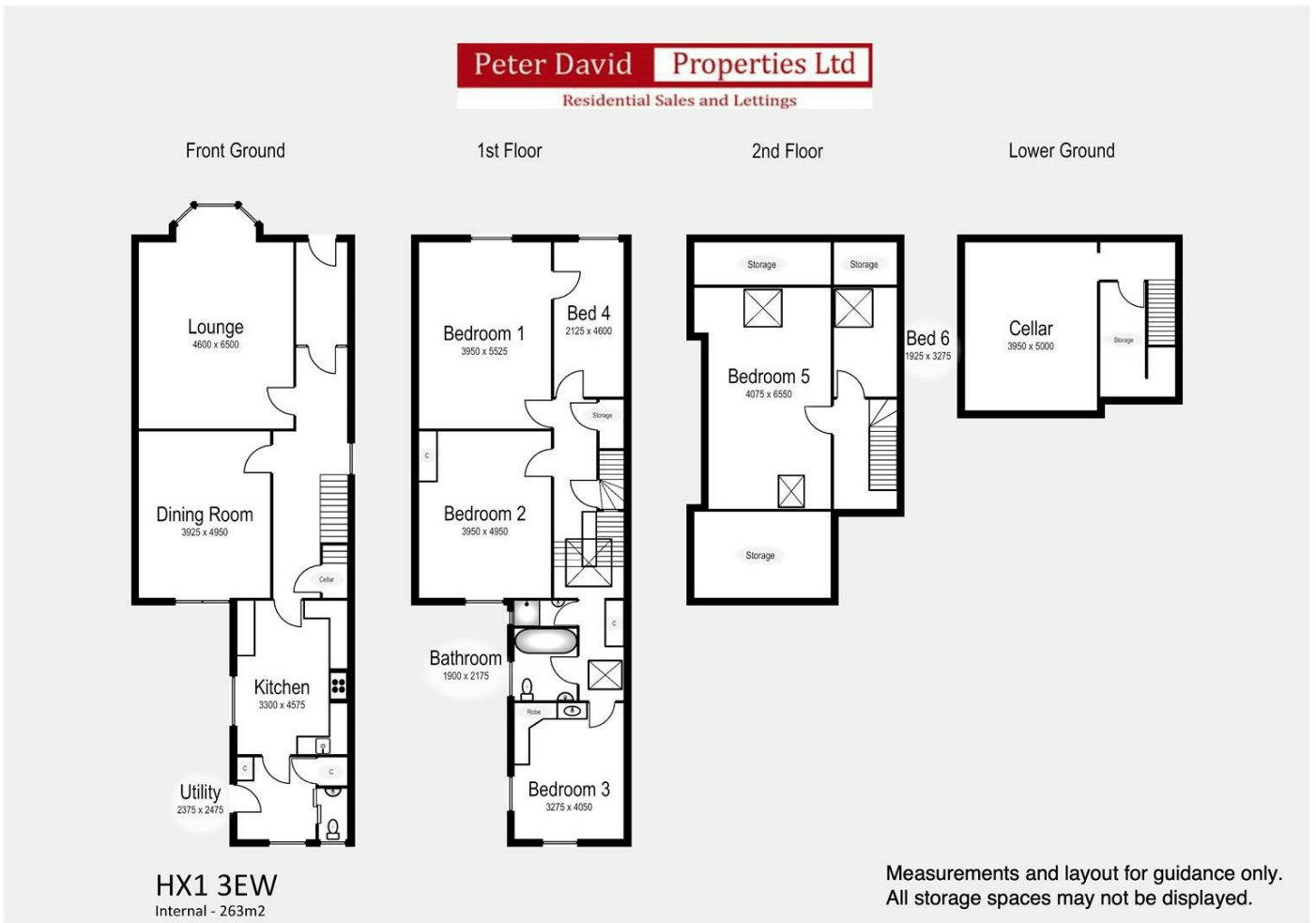
Hybrid Map



Terrain Map



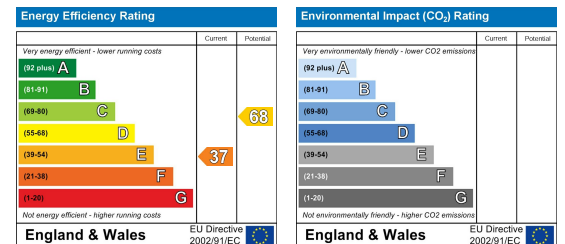
Floor Plan



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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