



36 HEATH CRESCENT SAVILE PARK, HALIFAX

Situated in this highly desirable and much sought after residential location within the heart of one of Calderdale's premier residential locations, lies this superb and substantial stone built, five bedroomed terraced residence providing extremely attractive family accommodation. Just step inside this delightful home and you cannot fail to be impressed by the spacious accommodation provided which has a wealth quality of fixtures and fittings whilst retaining the character of this period residence. The property is within walking distance of Halifax town centre and the local amenities of Savile Park and Skircoat Green, including outstanding schools and provides excellent access to the trans-Pennine road and rail network linking the business centres of Manchester and Leeds. Very rarely does the opportunity arise to purchase a superb period residence in this sought after location and as such an early appointment to view is essential.

Price Guide: O/A £450,000



The period front entrance door with stained glass panel skylight above, opens into the

SPACIOUS ENTRANCE HALL

With ornate plaster cornice to ceiling and a matching delph rack. The Entrance Hall is wood panelled with a matching floor, one telephone point and one double radiator with cover.

From the Entrance Hall, a door opens into the

LOUNGE 20' x 15' into bay window

With angular bay window to the front elevation incorporating uPVC double glazed units enjoying an attractive garden outlook and being fitted with colonial style window blinds. Feature fireplace to the chimney breast incorporating fire surround with matching inset and hearth and coal effect living flame gas fire, with fitted cupboards and shelves to either side. The charm and character of this room is enhanced by the ornate cornice and plaster work to the ceiling and the polished wood floor. Two double radiators and one TV point.

From the Entrance Hall, a door opens to the

OPEN PLAN DINING KITCHEN

DINING AREA 16' x 13'10

With period feature fireplace incorporating an encased coal effect living flame gas fire on a matching hearth. Ornate plaster work to ceiling with cornice and picture rail, uPVC double glazed window to the rear elevation providing this room with its's light and spacious aspect. Solid wood floor and one radiator.

KITCHEN 17'9 x 8'7

This delightful modern kitchen is fully fitted with a range of modern wall and base units incorporating matching granite work surfaces with a single drainer 1 1/2 bowl sink unit with mixer tap and telescopic hand held spray unit, Rangemaster mutli-fuel cooking range with extractor above, centre island with fitted drawers and cupboards, integrated dishwasher and an integrated fridge. This attractive modern kitchen has matching granite splash backs with complementing colour scheme to the remaining walls and is tiled around the cooking range and extractor hood. Inset spotlight fittings to the ceiling, solid wood floor, uPVC double glazed window to the rear elevation and a uPVC double glazed rear entrance door.

From the Entrance Hall, a door opens to the cellar head with a door leading to stairs down to the

BASEMENT

UTILITY AREA

With plumbing for an automatic washing machine and power point for tumble dryer and freezer. From the utility area door to

PLAYROOM/GYM 17'5 x 15'

With single drainer stainless steel sink unit, fitted cupboards to one wall providing excellent storage facilities and further cupboard to one side of the chimney breast, uPVC double glazed door opens to stairs leading to the front garden, and one double radiator.

From the Utility Area, a door opens to a

STOREROOM

Housing the combination boiler and pressurised cylinder tank.

Door to the

INTEGRAL GARAGE 4.68m x 4.27m

With electric up and over door, pit, power and light.

From the Entrance Hall, stairs with fitted carpet lead to the

FIRST FLOOR LANDING

With a fitted carpet.

From the Landing a door opens to the

FAMILY BATHROOM 3.61m x 2.57m

With modern four-piece suite incorporating modern 'egg' shaped free standing bath with external mixer tap and shower unit, walk-in shower cubicle with overhead shower and hand held pencil shower unit, wash basin with drawers beneath and matching low flush WC. This attractive modern bathroom is tiled around the shower with complementing colour scheme to the remaining walls and exposed brick work to one wall and wood panelling, uPVC double glazed window to the rear elevation, laminate wood floor, inset spotlight fittings and a heated towel rail/radiator.

From the Landing a panelled door opens into

BEDROOM TWO 13'10 x 16'

This second double bedroom has a uPVC double glazed window to the rear elevation, cornice to ceiling with matching picture rail, polished wood floor, and one double radiator with cover.

From the Landing a panelled door opens into

BEDROOM ONE 20'1 into bay x 14'10

With angular bay window to the front elevation incorporating uPVC double glazed units, cast iron period fireplace to the chimney breast, with fitted wardrobes to one side, cornice to ceiling, polished wood floor and one double radiator.

From the Landing a panelled door opens into

BEDROOM THREE 8'9 x 8

This single bedroom has a uPVC double glazed window to the front elevation, one double radiator and a laminate wood floor.

From the first-floor Landing stairs with fitted carpet lead to the

SECOND FLOOR LANDING

With exposed beams, fitted carpet and one double radiator. The spacious landing is used as an office / study area From the Landing a door opens into

SHOWER ROOM

With white three-piece suite comprising pedestal wash basin, low flush WC and fully tiled shower cubicle with shower unit. Velux double glazed skylight windows, electric heater and beam to ceiling.

From the Landing a panelled door opens to

BEDROOM FOUR 15'9 x 13'10

With Velux double glazed skylight window, exposed beams to the ceiling, one double radiator and a fitted carpet.

From the Landing a door opens into

BEDROOM FIVE 11'10 x 13'5

With exposed beams to ceiling, Velux double glazed skylight window, period cast iron fireplace to the chimney breast, one double radiator and door to under the eave's storage facility.

GENERAL

The property is constructed of stone and is surmounted by a blue slate roof. It has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing, gas central heating and a security alarm system. The property is Freehold and is in Council Tax Band E.

EXERNAL

To the front of the property there is a south-facing enclosed garden incorporating a patio area, lawn with mature shrubs and plants, and path leading to the front entrance door. To the rear of the property there is a tarmac courtyard providing off road parking facilities for several vehicles providing access to the integral garage and steps leading to the rear entrance door.

TO VIEW

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

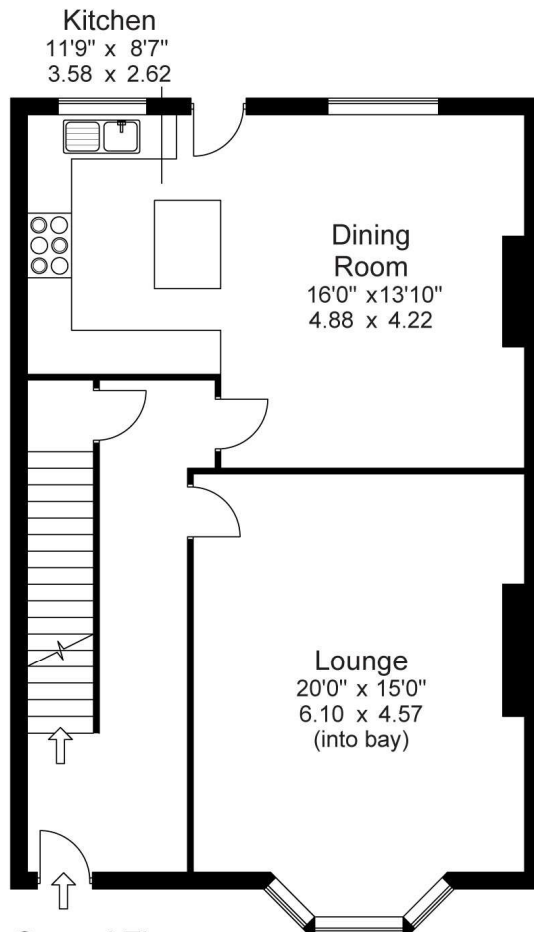
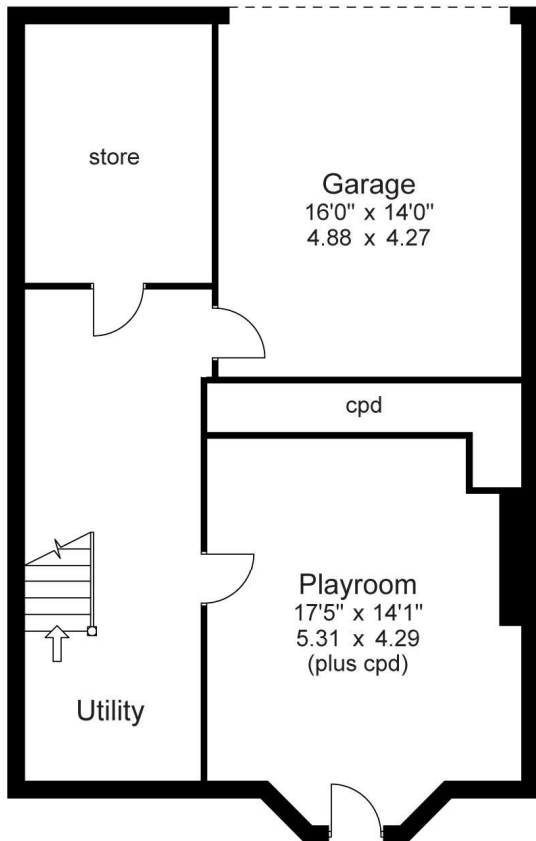
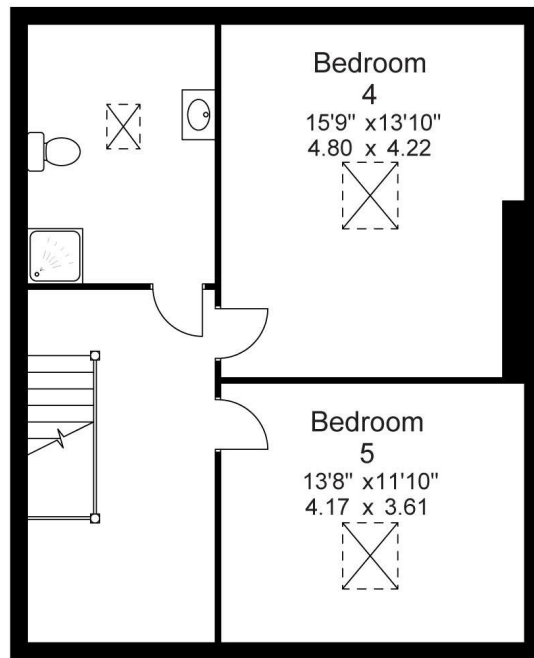
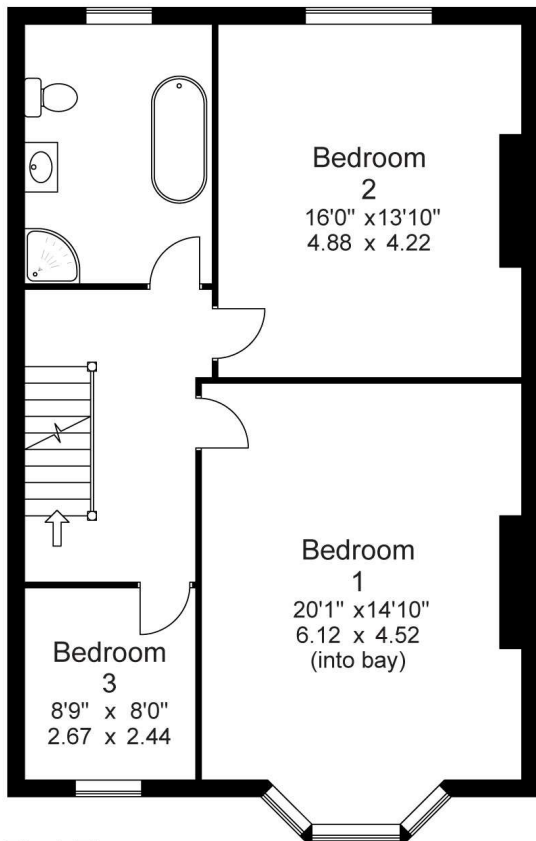
DIRECTIONS

From our office in Skircoat Green proceed along Skircoat Green Road and straight ahead at the first set of traffic lights. Continue until reaching the traffic lights at the junction with Free School Lane, turn right and Heath Crescent is on the left-hand side, number 36 is where you will see our signboard.

SAT NAV

HX1 2PW

Approx Gross Floor Area = 2977 Sq. Feet
= 275.96 Sq. Metres



For illustrative purposes only. Not to scale.

