



**58 SAVILE PARK
HALIFAX
HX1 3EX**

Is your family searching for a new home? Do you need four good sized bedrooms? Would you like to be on the park? Do you value traditional character but love to live with modern comfort and good quality fittings? This could be the end of your search. This traditional stone built family home offers fabulous and deceptive accommodation, from the fabulous basement games room to the four double bedrooms; from the family breakfast kitchen to the two great reception rooms. Fittings are really nice, with an extensive kitchen with integrated appliances and a large bathroom with a four piece suite boasting a roll top bath. Gas central heating and uPVC double glazing have been fitted, but the traditional character shines through, with ceiling covings and picture rails separated by wonderful wall friezes, an incredible mosaic tiled floor, wooden flooring and doors, traditional fireplaces... Add this to a courtyard garden which would accommodate a car should you wish, the proximity to the moor, the highly regarded local schools, and you really do have a proper family home.

GUIDE PRICE £280,000

ENTRANCE LOBBY & HALLWAY

Separated with a glazed door and stained glass fanlight. The mosaic tiled floor gives way to open floor boards, adding to the feel and character that the wide architraving and the stripped wooden doors bring, and a spindled staircase leads to the first floor.



LOUNGE

4.54 x 4.47 (14'11" x 14'8")

A light and airy main reception room with a large splayed bay window looking out to the front gardens. A beautiful Victorian style fireplace includes a wooden surround with a tiled inset and hearth and a traditional cast iron grate. The open floor boards add to the feel of the house, and the traditional ceiling coving and picture rail are connected by a decorative wall frieze which runs round the whole room.



DINING ROOM

4.50 x 3.82 (14'9" x 12'6")

Another good sized reception room, with open floor boards and a lovely Victorian style fireplace including a wooden surround, tiled inset and tiled hearth, housing a living flame coal effect gas fire. The traditional ceiling coving and picture rail are connected by a wonderfully intact decorative wall frieze which runs round the whole room. There is also shelving and a desk fitted to one side of the chimney breast.



WC

A useful room just off the Utility, fitted with a two piece suite consisting of a low level WC and a wash basin to tiled splash backs and a fully tiled floor. The exposed beams add to the character and there is an extractor fan.



DECORATIVE FRIEZES TO RECEPTION ROOMS



FAMILY KITCHEN

4.21 x 3.22 (13'10" x 10'7")

A lovely breakfasting kitchen with plenty of space for a dining table. Extensively fitted with a good range of base and wall units with matching drawers and complementing work surfaces with work top lighting, and incorporating integrated appliances including a ceramic induction hob with pull out hood, a high level double oven, microwave, fridge and dishwasher plus a sink unit with one and a half bowls and a mixer tap.



UTILITY ROOM

3.11 x 2.87 narrowing to 1.25 (10'2" x 9'5" narrowing to 4'1")

A good sized room which has fitted base and wall

units with complementing work surfaces to tiled surrounds. There is a traditional stone floor and a door leading to the private rear courtyard.



GAMES ROOM

4.60 x 4.50 (15'1" x 14'9")

A wonderful conversion of the basement area, with fitted cupboards and spotlighting.



FIRST FLOOR LANDING

Lovely galleried half and full landings with a full turning staircase and a useful storage cupboard which runs under the stairway to the second floor.



BEDROOM ONE

4.59 x 3.93 (15'1" x 12'11")

A good sized double bedroom over looking the

front, fitted with a traditional Victorian style fireplace with wooden surround, whilst traditional ceiling covings and picture rails retain the character of the period.



BEDROOM TWO
4.51 x 3.83 (14'10" x 12'7")

Another large double room, this one overlooking the green space to the rear. Again, the traditional ceiling covings and picture rails remain in place and form lovely features.



BEDROOM THREE
3.61 x 1.75 (11'10" x 5'9")

A good third bedroom on this floor, fourth in size overall, which has plenty of room for a bed and furniture, or makes a great home office.



HOUSE BATHROOM

A large family bathroom which is fitted with a four piece suite consisting of a low level WC, a Victorian style pedestal wash basin, a wonderful freestanding roll top bath and a shower enclosure. An airing cupboard provides towel and linen storage and exposed beams add some character.



BEDROOM FOUR
5.60 x 4.48 (18'4" x 14'8")

A great bedroom to the second floor, with access to the eaves for storage. The measurement includes the stairway and there is a large velux window.



OUTSIDE

A wrought iron gate leads to a walled front garden

and there is a walled courtyard garden to the rear. This rear garden has double gates and stone flags, and would accommodate a car for off road parking, and would be equally convenient when considering motorbikes, bikes etc.



ADDITIONAL INFORMATION

Tenure: Freehold.
Calderdale Council.
Council Tax Band: D.

DIRECTIONS

From Halifax town centre, proceed onto Skircoat Road and take a right turn on Heath Road. Turn right at the traffic lights and proceed on Free School Lane. Continue straight through the lights and proceed adjacent to the Moor. Postcode: HX1 3EX

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

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Floor plans are indicative and are not drawn to scale.
Plan produced using PlanUp.