



**55 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 good sized work cellar to the four double bedrooms; from the large, family breakfast kitchen to the two great reception rooms. Fittings are of a great quality, with an extensive wooden kitchen, and a truly memorable bathroom suite. Gas central heating and uPVC double glazing have been fitted, but the traditional character shines through, with ceiling covings, picture and dado rails, delf shelving, a wonderful mosaic tiled floor, wooden flooring and doors, window seating... Come and have a look and see for yourselves.

**£280,000**

## Basement

### CELLAR

A useful work cellar houses traditional stone shelving.

### Ground Floor

#### ENTRANCE LOBBY

With a beautiful mosaic tiled floor, and there is a feature stained glass fanlight above the door to the Hallway.

#### HALLWAY

The mosaic tiling leads to the open floorboards, and there is a spindled staircase leading up to the first floor along with features including ceiling coving and picture and dado rails.



#### LOUNGE

4.59 x 4.44 (15'1" x 14'7")

Ceiling coving and a picture rail run round this traditional family reception room, and a central decorative ceiling rose adds to the character. However, the main focal point of the room is a marble fireplace which houses a living flame gas fire. Shelving is fitted into one side of the chimney breast and the bay window is fitted with a lovely window seat.



#### DINING ROOM

4.47 x 3.77 (14'8" x 12'4")

A delf shelf and ceiling coving runs round this reception room, and again there is a central ceiling rose. The main focal point is a stone fireplace which houses a gas stove, and one side of the chimney breast is fitted with a cabinet with shelving above.



#### BREAKFAST KITCHEN

5.85 x 2.87 (19'2" x 9'5")

Large enough to have a full dining table, this family breakfast kitchen is extensively fitted with wood base and wall units, matching drawers and contrasting granite work surfaces to glass surrounds. A granite topped island unit holds a sink unit with mixer tap and an integrated dishwasher, and inbuilt appliances include a five ring gas hob with canopy hood and an electric high level double oven. UPVC French doors lead out to the rear courtyard garden.



### UTILITY ROOM

With the gas boiler, plumbing for a washing machine and an external vent for a drier.



### WC

Fitted with a white two piece suite.



## First Floor

### STAIRS and LANDING

A turning, spindled staircase leads to the first floor.

### BEDROOM ONE

4.56 x 3.95 (15'0" x 13'0")

A great sized double room.



### BEDROOM TWO

4.48 x 3.77 (14'8" x 12'4")

Another large double room, with a feature decorative fireplace and wardrobes fitted into one side of the chimney breast.



### BEDROOM THREE

3.66 x 1.69 (12'0" x 5'7")

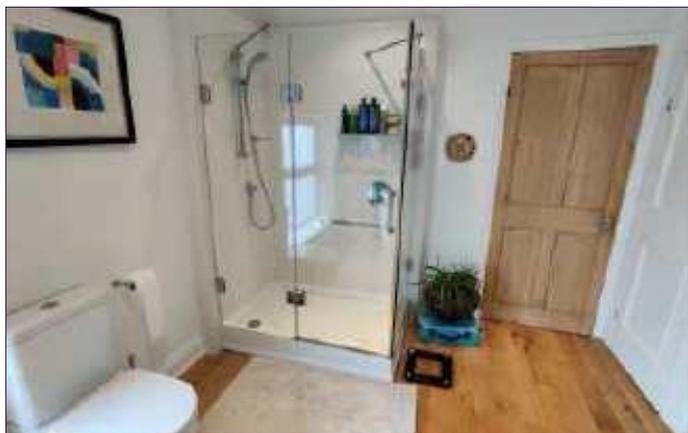
A good sized third bedroom on this floor, currently accommodating a double bed.



### BATHROOM

4.26 x 3.20 (14'0" x 10'6")

A large, open room with a white four piece suite. A low level WC is complemented by a shaped wash basin, wall mounted into a stone fireplace effect surround, the shape matching the freestanding bath which has a mixer tap to shower attachment. The bath stands in front of a long mirror panel and at the opposite side of the room to a large shower enclosure. Fitted cupboards provide plenty of room for towel storage etc.



## Second Floor

### BEDROOM FOUR

5.20 x 4.28 (17'1" x 14'1")

With velux windows and eaves storage facilities.



## OUTSIDE

The property is set to a small service road, utilised

by the residents for parking. The front garden is lawned, with well stocked flowerbed and shrub borders. To the rear is an enclosed courtyard garden, walled with a full height gate. The property is right on the top corner of the park, and can take advantage of the open space.



## SCHOOLS INFORMATION

Crossley Heath Grammar School was recently ranked as third best in the north of England and has an OFSTED rating of Outstanding.

All Saints and Savile Park schools are rated Outstanding.

Holy Trinity schools is rated Good.

The Gleddings Preparatory School was named Independent Preparatory School of the Year in 2017.

## ADDITIONAL INFORMATION

Tenure: Freehold.

Calderdale Council.

Council Tax Band: D.

Please note the vendor of this property is related to an employee of Boococks and this is a declarable interest under The Estate Agents Act 1979.

## 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

Misrepresentation act 1967. Boococks Estate Agents for themselves and for vendors of this property whose agents they are given notice that:

(i) the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract.

(ii) all descriptions, metric and imperial dimensions, reference to conditions and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) no person in the employment of Boococks Estate Agents has any authority to make or give any representation or warrant whatever in relation to this property.

# 55 SAVILE PARK, HALIFAX, HX1 3EX



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