



“GLENMORE” 19 SAVILE PARK, HALIFAX

Situated in this highly desirable and much sought after residential location of Savile Park, lies this substantial Victorian six bedroomed, stone built, semi-detached residence providing superb family accommodation. Just step inside this superb period property and you cannot fail to be impressed by the spacious family accommodation provided which briefly comprises an entrance vestibule, entrance hall, two reception rooms, downstairs cloakroom, modern fully fitted breakfast kitchen, rear entrance vestibule, storeroom, garage, cellar, six bedrooms, three with en suite facilities, family bathroom, gardens, uPVC double glazing and gas central heating. This south facing Victorian residence enjoys an attractive view over Savile Park and provides excellent access to the local amenities of Skircoat Green and Savile Park, including outstanding schools, as well as easy access to Halifax town centre. Very rarely does the opportunity arise to purchase such a quality home in this sought-after location and as such an early appointment to view is strongly recommended to avoid disappointment.

Price Guide: O/A £525,000



The uPVC double glazed front entrance door opens into the

ENTRANCE VESTIBULE

With a quarry tiled floor, coat hanging facilities and cornice to ceiling,

From the Entrance Vestibule a glass panelled door opens into the

ENTRANCE HALL

This spacious entrance hall has a cornice to ceiling, one single radiator and a laminate wood floor with under floor heating.

From the Entrance Hall a panelled door opens into the

LOUNGE 6.29m into bay window x 4.89m

With square bay window to the front elevation incorporating uPVC double glazed units and enjoying an attractive view over Savile Park. Feature fireplace incorporating wood burning stove on a matching hearth, further uPVC double glazed window to the side elevation providing a light and spacious aspect, cornice to ceiling, wall mounted TV fittings, two double radiator and a wood floor with under floor heating.

From the Entrance Hall a panelled door opens into The

DINING ROOM 4.87m x 4.58m

With uPVC double glazed windows to the rear and side elevations, feature period fireplace with coal effect living flame gas fire on a matching hearth, cornice to ceiling, wall mounted TV fittings, one double radiator and a wood floor.

From the Entrance Hall a door opens to the

DOWNSTAIRS CLOAKROOM

With white two-piece suite comprising pedestal wash basin and a low flush WC, uPVC double glazed window to the side elevation, period tiles with complementing colour scheme to the remaining walls, and an expelair fan,

From the Entrance Hall a door opens into the

BREAKFAST KITCHEN 6.74m x 3.32m

This spacious kitchen is fully fitted with a range of modern wall and base units incorporating matching work surfaces with a single drainer sink unit with mixer tap, five ring gas hob with NEFF wok burner, extractor in stainless steel and glazed canopy above, breakfast bar, electric oven and grill, plumbing for a dishwasher and automatic washing machine. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and a matching tiled floor, it has two uPVC double glazed windows to the side elevation, cornice to ceiling, inset spotlight fittings, a modern vertical radiator and a cupboard housing the Ideal central heating boiler.

From the Kitchen a uPVC double, glazed door opens to a

COVERED REAR ENTRANCE VESTIBULE

With uPVC double glazed windows to the side elevation and a side entrance door, one double radiator and a tiled floor. The rear entrance vestibule presently houses the fridge freezer.

From the Rear Entrance Vestibule a door opens into the

STOREROOM 2.37m x 3.41m

From the Storeroom a glass panelled door opens into the

GARAGE 5.86m x 3.40m

With power and light and electric roller shutter door, uPVC double glazed window to the side elevation and a uPVC double glazed side entrance door, laminate wood floor. The garage is presently used for storage.

From the Entrance Hall a door opens to stairs leading down to the

BASEMENT CELLAR

With power and light, uPVC double glazed window to the rear elevation, one double radiator and access to beneath the remainder of the property.

From the Entrance Hall a spindled staircase leads to a

HALF LANDING

With stairs leading to a

SMALL LANDING

With door to

FAMILY BATHROOM

With modern white four-piece suite comprising pedestal wash basin, low flush WC, panelled bath with mixer shower tap and walk-in shower cubicle with rain forest and hand held shower units. The bathroom is tiled around the suite with complementing colour scheme to the remaining walls, two uPVC double glazed windows to the side elevation, one double radiator and one chrome heated towel rail.

From the Landing a panelled door opens into

BEDROOM THREE 2.97m x 4.68m

This third double bedroom has a uPVC double glazed window to the side elevation, built-in wardrobes to one side of the chimney breast, cornice to ceiling, one double radiator and a fitted carpet.

From the Half Landing stairs lead to the

MAIN LANDING

With one double radiator and a fitted carpet. From the Landing a door opens to

BEDROOM TWO 4.90m x 4.33m including EN SUITE.

This double bedroom has a uPVC double glazed window to the rear elevation, cornice to ceiling, one double radiator, and a fitted carpet.

From the Bedroom a folding door opens to the

EN SUITE SHOWER ROOM

With modern white three-piece suite comprising wash basin in vanity unit, low flush WC and corner shower cubicle with overhead and handheld shower units and body jets. The en suite is fully tiled and has a uPVC double glazed window to the side elevation and a chrome heated towel rail.

From the Landing a door opens into

BEDROOM ONE 4.64m x 4.92m including EN SUITE.

With uPVC double glazed window to the front elevation enjoying an attractive view over Savile Park. To one side of the chimney breast there are built-in wardrobes, cornice to ceiling, one double radiator and a fitted carpet.

From the Bedroom a door opens into a small

EN SUITE

With two-piece suite comprising pedestal wash basin and low flush WC, uPVC double glazed window to the side elevation, one radiator and an extractor fan.

From the Landing a door opens to

BEDROOM FOUR 3.50m x 2.02m

With uPVC double glazed window to the front elevation enjoying views over Savile Park, cornice to ceiling, one double radiator and a fitted carpet.

From the First Floor Landing a spindled staircase leads to the

SECOND FLOOR LANDING

With access to the loft space and beamed ceiling, door to under the eave's storage. From the Landing a door opens into

BEDROOM FIVE 4.54m max narrowing to 3.81m x 7.19m

This spacious double attic bedroom is presently used as a gym and has a uPVC double glazed window to the side elevation and a Velux double glazed skylight window providing a light and spacious aspect. Beams to ceiling, two double radiators and a laminate wood floor.

From the Bedroom a door opens to the

EN SUITE SHOWER ROOM

With white three-piece suite comprising pedestal wash basin, low flush WC and corner shower cubicle. The en suite is fully tiled and has a radiator with towel rail, and a beam to the ceiling.

From the Landing a door opens to

BEDROOM SIX 4.46m x 2.88m

With Velux double glazed skylight window, beam to ceiling, one single radiator and a laminate wood floor.

GENERAL

The property is constructed of stone and is surmounted with a blue slate roof and has the benefit of all mains services uPVC double glazing and gas central heating. The property is freehold and is in council tax band F

EXTERNAL

To the front of the property there is an enclosed lawned garden with a flagged path and plant and shrub borders with steps leading to the front door. To the rear of the property there is an enclosed yard with metal gates providing off road parking for two vehicles with a path to the side.

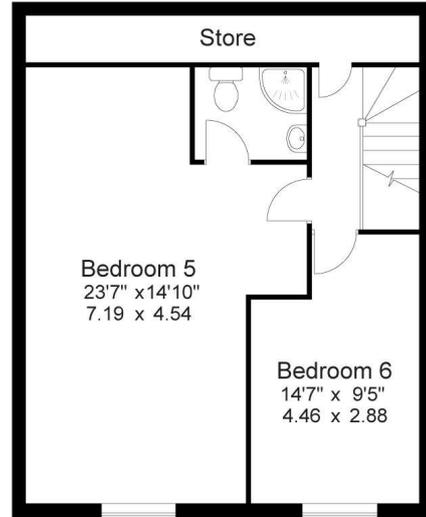
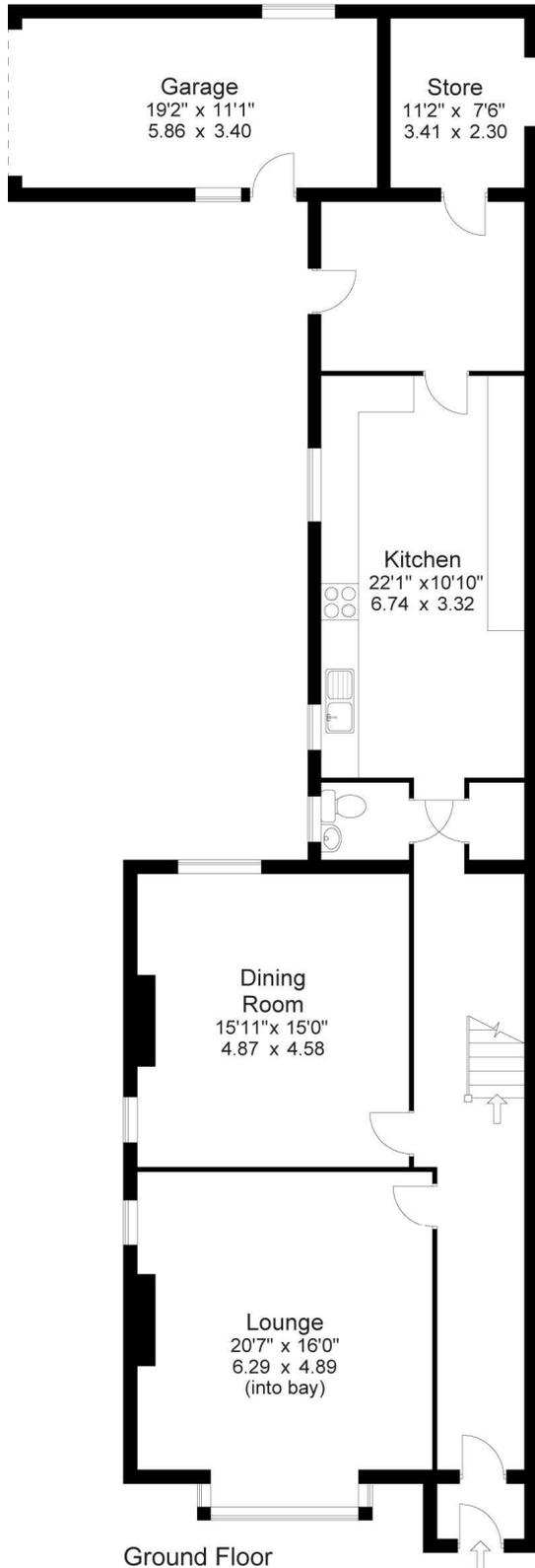
TO VIEW

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

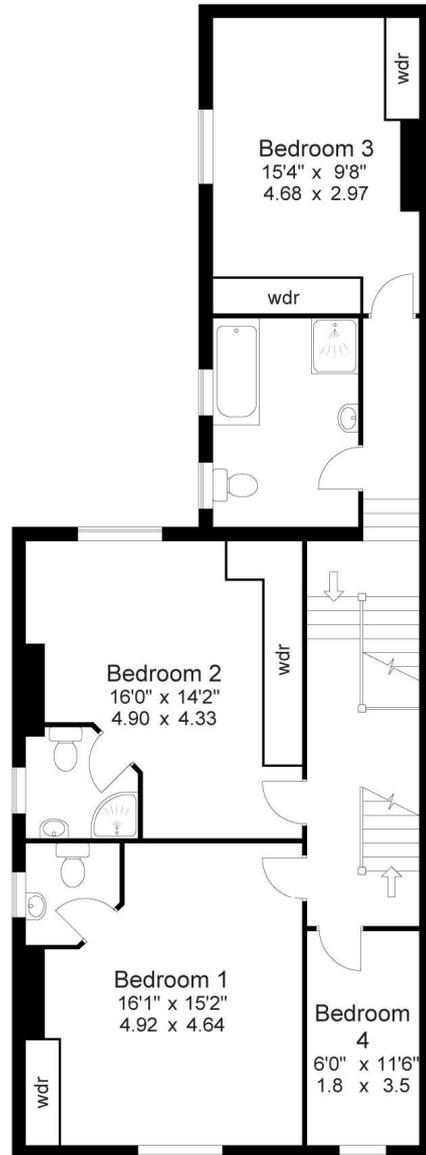
DIRECTIONS

Sat Nav HX1 3EA

Approx Gross Floor Area = 2586 Sq. Feet
= 240.3 Sq. Metres



Second Floor



First Floor

For illustrative purposes only. Not to scale.

