



## 3 Queens Gate, Savile Park, Halifax, HX3 0EQ

Offers In The Region Of £695,000

- : Highly Desirable Location
- : Attractive Interior
- : 2 Reception Rooms
- : 2 Bathrooms
- : Close To Outstanding Schools
- : Superb Period Semi Detached Residence
- : large Garden & Detached Garage To The Rear
- : 6 Bedrooms
- : Spacious Hall & Landing
- : Viewing Essential

## 3 Queens Gate, Halifax HX3 0EQ

Situated in one of Calderdale's premier residential locations lies this superb six-bedroomed Edwardian semi-detached residence, providing spacious and versatile family accommodation.

Just step inside this delightful period home and you cannot fail to be impressed by the attractive interior which briefly comprises an entrance vestibule, spacious entrance hall, two reception rooms, breakfast kitchen, cellars, six bedrooms, 2 bathrooms, gardens, detached garage, UPVC double glazing, and gas central heating (underfloor heating to the ground floor)

The property provides excellent access to the local amenities of Savile Park and Skircoat Green, including outstanding schools, local shops, parks, as well as providing easy access to Halifax town centre, and the M62 motorway network linking the business centres of Manchester and Leeds.

Very rarely does an opportunity arise to purchase such a quality home in this highly desirable and much sought-after residential location and, as such, an early appointment to view is absolutely essential



Council Tax Band: G



### ENTRANCE VESTIBULE

A front entrance door opens into the entrance vestibule with UPVC double glazed leaded windows to the side and above the entrance door, together with a tiled floor.

From the entrance vestibule door to

### ENTRANCE HALL

A door opens into the spacious entrance hall which benefits from three UPVC double glazed windows to the side elevation, providing this area with a light and spacious aspect. The hall has a tiled floor with underfloor heating and an attractive oak staircase leading to the first floor accommodation.

From the entrance hall door to the

### SITTING ROOM

20'8" x 14'4"

Double doors from the entrance hall open into this spacious principal reception room. A bay window to the front elevation incorporates UPVC double glazed units and enjoys attractive open views over Savile Park. The focal point of the room is a feature chimney breast wall incorporating a large television recess, soundbar space and a living flame log-effect encased fire. Cornice to ceiling, and a tiled floor with underfloor heating.

from the entrance hall door to the

### DINING ROOM

15'6" x 14'11"

Currently utilised as a second sitting room, this attractive reception room features the original period oak-panelled fireplace to the chimney breast incorporating a log-burning stove set on a matching hearth. Leaded windows to the rear elevation enjoy attractive views over the rear garden. Cornice to ceiling and tiled floor with underfloor heating.

From the entrance hall door to the

### BREAKFAST KITCHEN

18'6" x 12'4"

Being fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless steel one-and-a-half bowl sink unit and mixer tap. Integrated appliances include a four-ring gas hob with extractor hood above and fan-assisted electric oven and grill beneath, together with an integrated fridge. and plumbing is provided for an automatic washing machine. The kitchen benefits from matching splashbacks, complementary dūcor, tiled flooring with underfloor heating, windows to the rear and side elevations, and a traditional Delft rack. Door opens to walk in Pantry / Utility providing fitted shelving, space for a tumble dryer and a window to the side elevation.

From the entrance hall door to stairs leading down to the

### CELLARS

Accessed via stairs from the entrance hall, there are three useful cellar rooms providing excellent storage facilities. The main cellar incorporates a stainless steel sink unit with water supply, one double radiator and a door providing access to the rear garden. The cellar also houses the Ideal Logic central heating boiler, underfloor heating manifolds, and the gas and electricity meters.

From the entrance hall an oak staircase leads to a

### HALF LANDING

An attractive oak staircase rises to the first floor landing which benefits from two UPVC double glazed windows to the side elevation.

From the landing door to

### BEDROOM FOUR

12'5" x 11'2"

A spacious double bedroom with UPVC double glazed window to the rear elevation, picture rail, built-in vanity unit with mirror, radiator and fitted carpet.

From the landing door to the

### FAMILY BATHROOM

Fitted with a modern white three-piece suite comprising a hand wash basin with vanity unit and mixer tap, low flush WC and large walk-in shower with rainfall and handheld shower fittings. The bathroom is extensively tiled with complementing colour scheme to the remaining walls, a matching tiled floor and a UPVC double glazed window to the side elevation.

From the half landing two steps to the

### FIRST FLOOR LANDING

Two steps lead to the main landing which benefits from a further UPVC double glazed window to the side elevation, engineered oak flooring, cornice to ceiling, picture rail and radiator.

From the landing door to

### BEDROOM TWO

15'0" x 12'7"

A spacious double bedroom with UPVC double glazed windows to the rear elevation enjoying attractive views. Sliding doors open to a built-in wardrobe facility. Cornice to ceiling, picture rail, radiator and fitted carpet.

From the landing door to

### BEDROOM FIVE

15'3" x 8'7"

A bright and spacious bedroom featuring a leaded corner UPVC double glazed window enjoying attractive views over Savile Park together with a further UPVC double glazed side window. Cornice to ceiling, picture rail, radiator and fitted carpet.

From the landing door to

### BEDROOM ONE

20'9" x 14'4"

A superb principal bedroom with bay window to the front elevation incorporating UPVC double glazed units and enjoying far-reaching views over Savile Park. The room features a chimney breast wall with built-in drawers and fitted wardrobes with sliding doors. Cornice to ceiling, picture rail, radiator, TV point and fitted carpet.

From the landing stairs with a fitted carpet lead to the

### SECOND FLOOR

Stairs with fitted carpet lead to the second floor accommodation.

### STORE ROOM

14'8" x 14'0"

With Velux double glazed skylight window, engineered oak flooring and double radiator.

From the store room door to

### BEDROOM THREE

16'6" x 14'2"

A spacious double bedroom featuring a circular UPVC double glazed window overlooking Savile Park together with a Velux double glazed skylight window providing excellent natural light. Double radiator and fitted carpet.

From the bedroom door to a

### JACK AND JILL BATHROOM

Fitted with a modern white three-piece suite incorporating a hand wash basin and low flush W/C within a vanity unit, together with a corner bath and shower mixer tap. The bathroom is extensively tiled around the suite and benefits from a feature wall, tiled floor, Velux double glazed skylight window, inset spotlight fittings and heated towel radiator.

from the store room door to

### BEDROOM SIX

19'8" (max) x 9'1"

With two UPVC double glazed windows to the side elevation, double radiator and fitted carpet. This bedroom also provides access to the jack and jill bathroom.

### GENERAL

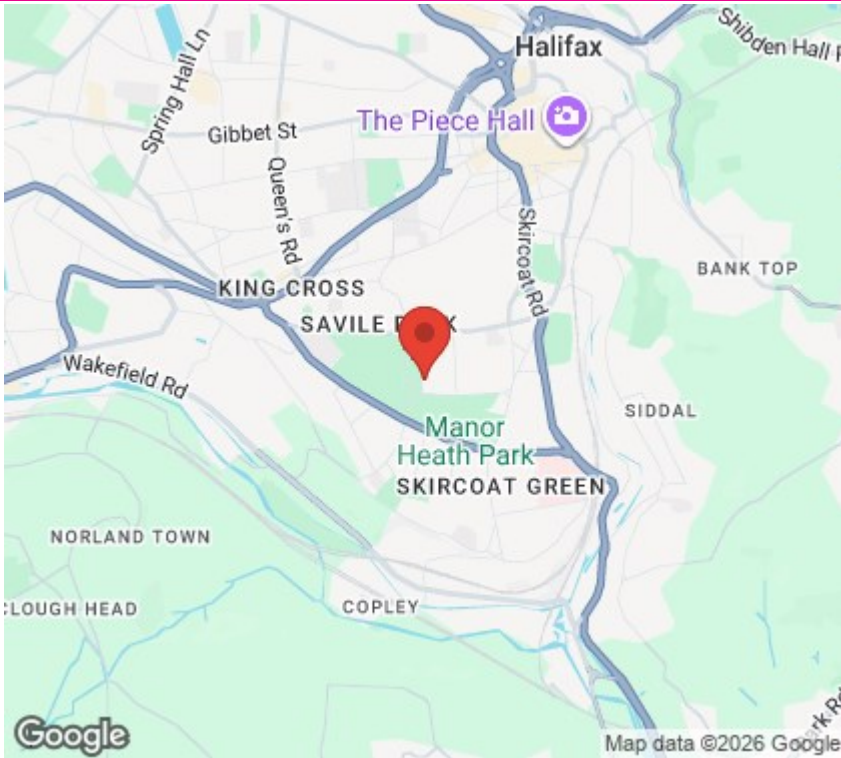
The property is constructed of stone and surmounted by a blue slate roof. It has the benefit of all mains services including gas, water and electricity. There is underfloor heating throughout the ground floor, with gas central heating serving the first and second floors. The property is Freehold and is in Council Tax Band G

### EXTERNAL DETAILS

To the front of the property there is a small garden with steps leading to the front entrance door. To the side of the property there is a shared driveway. To the rear of the property there is a large private garden incorporating a gravelled area large lawn and a detached garage with an up-and-over door.







### Directions

SAT NAV HX3 0EQ

### Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

### EPC Rating:

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

Approx Gross Floor Area = 2780 Sq. Feet  
= 258.3 Sq. Metres



For illustrative purposes only. Not to scale.