



## 5 Elmfield Terrace, Savile Park, Halifax, HX1 3EB

Offers Around £375,000

- : Highly Desirable Residential Location
- : Superb Family Accommodation
- : 5 Bedrooms
- : Spacious Lounge
- : Easy Access To Halifax Town Centre
- : Close To Outstanding Schools
- : Period Features
- : Modern Fully Fitted Dining Kitchen With Utility Area
- : Easy Access to The Local Amenities Of Savile Park & Skircoat Green
- : Viewing Essential

# 5 Elmfield Terrace, Halifax HX1 3EB

Situated in one of Calderdale's premier locations on the outskirts of Savile Park lies this substantial stone built Victorian terraced residence providing spacious 5 bedroom family accommodation.

Just step inside this delightful family home and you cannot fail to be impressed by the accommodation provided which briefly comprises an entrance hall, lounge, dining kitchen with bespoke units, utility area basement with gym/playroom, 5 bedrooms, bathroom, gardens, gas central heating and uPVC double glazing.

The property provides excellent access to Halifax town centre, the M62 motorway network and the local amenities of Savile Park & Skircoat Green, including outstanding schools.

An internal inspection is absolutely essential to fully appreciate this spacious period residence situated in this highly desirable and extremely convenient residential location.



Council Tax Band: D



### ENTRANCE HALL

With cornice to ceiling and delph rack, solid wood floor, one radiator, and feature spindled staircase leading to the first floor.

From the Entrance Hall a panelled door opens into

### LOUNGE

18'0" x 14'7"

With angular bay window to the front elevation incorporating sash cord style modern uPVC double glazed windows, period fireplace to the chimney breast incorporating marble surround with tile inset and hearth and multi fuel stove. Ornate plaster work to the ceiling with cornice, picture rail and matching centre rose. Two single radiators and one telephone point.

From the Entrance Hall a panel door opens into

### DINING KITCHEN

14'8" x 11'0"

This spacious dining kitchen is fitted with a bespoke hand crafted solid wood units with granite work surfaces incorporating a white enamel Belfast sink unit with a mixer tap, a multi fuel rangemaster classic cooking range to the chimney breast with extractor above, integrated dishwasher, an integrated fridge freezer and larder cupboard. This attractive kitchen has matching granite splashbacks with complimenting colour scheme to the remaining walls. uPVC double glazed window to the rear elevation cornice to ceiling with matching picture rail and a polished stone flagged floor.

From the dining kitchen through to the

### UTILITY AREA

11'4" x 5'10"

With matching base units incorporating granite work surfaces with a white enamel Belfast sink unit, plumbing for an automatic washing machine and space for a tumble dryer. Polished stone flagged floor and the rear entrance door opening to the rear garden.

From the utility area stairs lead down to the

### BASEMENT

From the basement hall door opens into the

### PANTRY

8'6" x 5'11"

With fitted shelves providing excellent storage facilities.

From the basement hall door to the

### GYM/PLAYROOM

14'6" x 14'4"

Housing the combination boiler, and providing useful storage facilities. This room is very versatile and is presently used as a gym. It has a feature period fireplace to the chimney breast with built in storage cupboards to one side. It has a double Belfast white enamel sink unit, a tiled floor and a uPVC double glazed window to the rear elevation. Rear entrance door opens to the rear garden.

From the basement hall door opens to the

### STOREROOM

13'11" x 6'0"

This storeroom provides excellent storage facilities and contains the Gas Central Heating Boiler.

From the front entrance hall a spindled staircase with fitted carpet leads to the

### FIRST FLOOR LANDING

From the Landing a door opens to

### BATHROOM

With white three piece suite comprising a pedestal wash basin, low flush WC and panel bath with shower unit with rainfall and handheld shower fittings. The bathroom is tiled around the bath and shower with complimenting colour scheme, including paneling to the remaining walls. uPVC double glazed window to the rear elevation. One single radiator with heated towel rail. Door to cylinder cupboard providing useful storage.

From the landing door to

### BEDROOM TWO

14'9" x 14'7"

This spacious double bedroom has a built-in wardrobe to one side of the chimney breast, modern sash cord effect uPVC double glazed and window to the rear elevation. One single radiator and a fitted carpet

From the Landing a panel door opens into

### BEDROOM ONE

15'1" x 14'2"

With feature period fireplace to the chimney breast incorporating marble surround with cast iron fireplace. To one side of the chimney breast there are built-in wardrobe facilities. Modern uPVC double glazed sash cord window to the front. Cornice to ceiling & matching dado rail. One single radiator.

From the Landing a single staircase leads to the

### **BEDROOM THREE**

8'0" x 7'6"

With uPVC double glazed modern style sash cord window to the rear elevation. One single radiator and a fitted carpet.

From the Landing a single staircase leads to the

### **SECOND FLOOR LANDING**

From the Second Floor Landing a door opens to

### **BEDROOM FOUR**

16'3" x 9'9"

With uPVC double glazed dormer window to the front elevation and under the eaves storage. Small cast iron fireplace to chimney breast. One single radiator. Door to walk-in wardrobe.

From the Second Floor Landing a door opens to

### **BEDROOM FIVE**

21'3" x 9'3"

With Velux double glazed skylight windows. Beams to ceiling. One single radiator and a fitted carpet.

### **GENERAL**

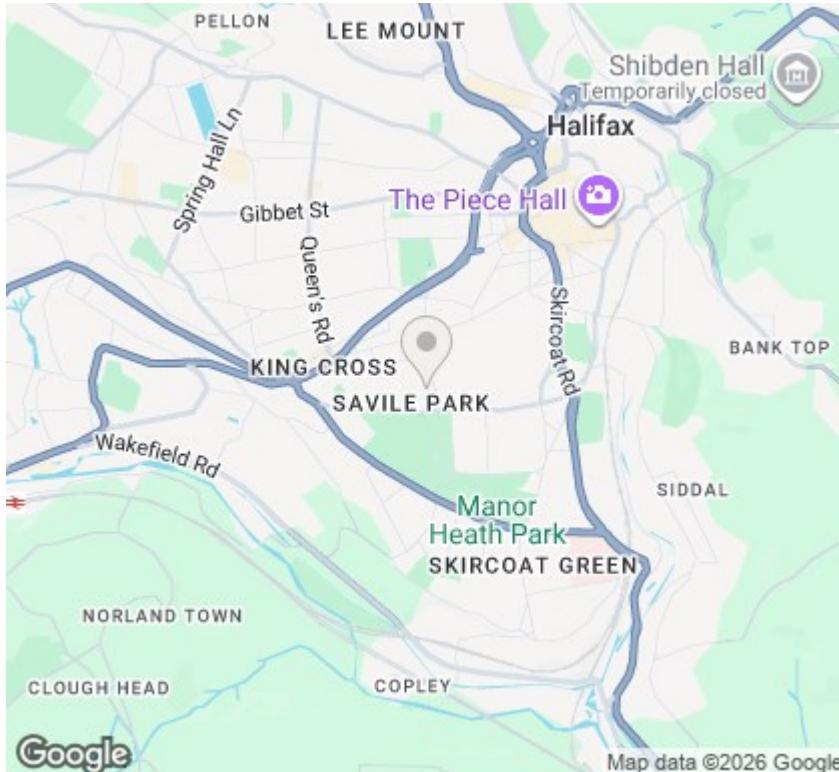
The property is constructed of stone and is surmounted by a blue slate roof. It has the benefit of all mains services gas, water and electric with the added benefit of gas central heating and uPVC double glazing. The property is Freehold and is in Council Tax Band D

### **EXTERNAL**

To the front of the property there is a small garden with a path leading to the front entrance door. To the rear of the property there is an enclosed yard with raised flower bed with access to the basement and stairs leading to the rear entrance door.







## Directions

HX1 3EB

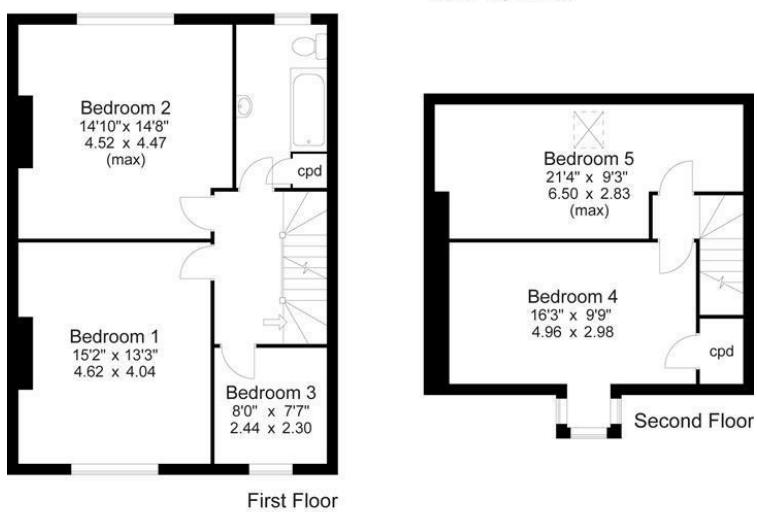
## Viewings

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

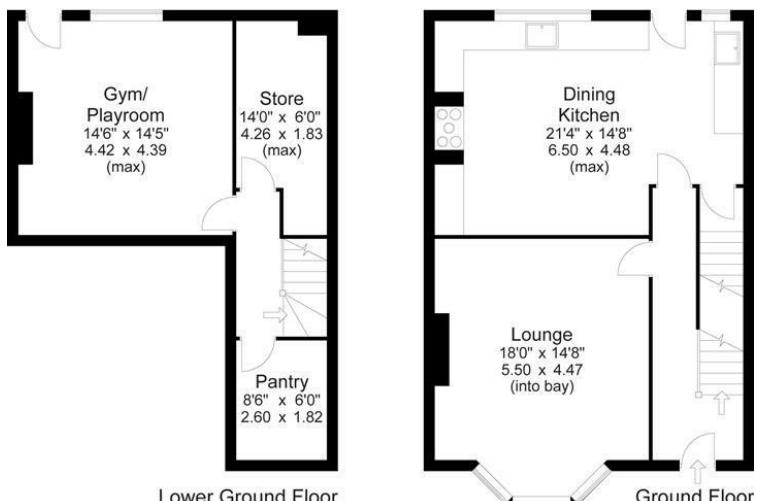
## EPC Rating:

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		
England & Wales		EU Directive 2002/91/EC

Approx Gross Floor Area = 2130 Sq. Feet  
= 197.9 Sq. Metres



First Floor



Lower Ground Floor

Ground Floor

For illustrative purposes only. Not to scale.