



**Ventnor Terrace, HALIFAX HX3 0DX**

**welcome to**

**Ventnor Terrace, HALIFAX**

A well-proportioned five-bedroom Victorian terraced property located in the highly sought-after Savile Park, Halifax, within close distance of Manor Heath Park, offering a desirable setting with convenient access to local amenities. Benefitting from ample living space and front & rear gardens!



## Location

Situated in a popular residential area of Halifax, Savile Park. Ventnor Terrace enjoys a convenient location with an excellent range of local amenities close by. The property is within easy reach of well-regarded schools, local shops, supermarkets, cafés and healthcare facilities, making it an ideal setting for families and professionals alike.

Halifax town centre is just a short distance away, offering an extensive selection of high street retailers, restaurants, bars and leisure facilities, together with excellent transport links including Halifax railway station, providing regular services to Leeds, Manchester and beyond. The nearby M62 motorway network is also easily accessible, making commuting to Leeds, Bradford, Huddersfield and Manchester straightforward.

Surrounded by a variety of parks including Manor Heath (0.2Mi), the area offers the perfect balance of convenient town living and access to the countryside.

## Ground Floor Entrance Hall

The entrance hall comprises of carpet flooring, ceiling light points, gas central heating radiator.

## Lounge

14' 1" x 14' 1" ( 4.29m x 4.29m )

The lounge comprises of laminate flooring, ceiling light point, multi-burning stove, UPVC double glazed bay window to the front elevation.

## Kitchen/Diner

20' 1" x 14' 1" ( 6.12m x 4.29m )

The kitchen/ Diner comprises of laminate flooring, built in storage cupboards, ceiling spotlights, bespoke kitchen cabinets, integrated appliances including microwave and dishwasher. There is a Gas fire and two UPVC double glazed windows to the rear elevation.

## Lower Ground Floor 2nd Reception Room

13' 11" x 13' 6" ( 4.24m x 4.11m )

This reception room has an Original fireplace, two

double glazed windows to the front elevation, a central heating radiator and a ceiling light point.

## Storeroom/Reception Room 3

13' 11" x 12' 5" ( 4.24m x 3.78m )

This room comprises of a double-glazed window to the rear, central heating radiator, ceiling light point, carpet flooring and a door leading out to the rear.

## Utility Space

9' 11" x 7' 3" ( 3.02m x 2.21m )

The ground floor utility has wall and base units with complementary work surface over, space for under counter appliances, Gas point, vinyl flooring, ceiling spotlights, gas central heating radiator and a stainless-steel sink and drainer.

## Downstairs Shower Room

the downstairs shower room comprises of low-level W/c, pedestal wash basin, fitted electric shower.

## First Floor Bedroom Two

14' 1" x 12' 6" ( 4.29m x 3.81m )

Bedroom two comprises of carpet flooring, ceiling light points, gas central heated radiator, built in wardrobes, UPVC double glazed window to the front elevation.

## Bedroom Three

14' 1" x 12' 5" ( 4.29m x 3.78m )

Bedroom three comprises of original floorboards, original fireplace, ceiling light points, gas central heating radiator, UPVC double glazed window to the rear elevation.

## Bedroom Five

8' 10" x 7' 4" ( 2.69m x 2.24m )

Bedroom five comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation.

## Bathroom 1st floor

The bathroom comprises of tiled flooring, gas central heating radiator, low level W/c, freestanding bath,

pedestal wash basin, fitted shower. UPVC double glazed window to the rear elevation.

## Second Floor Bedroom One

19' x 14' 1" ( 5.79m x 4.29m )

Bedroom one comprises of original flooring, ceiling light point, gas central heating radiators, Velux windows. This bedroom has restricted head height.

## Bedroom Four

14' 1" x 12' 6" ( 4.29m x 3.81m )

Bedroom four comprises of original flooring, ceiling light point, gas central heating radiator, restricted head height, UPVC double glazed window to the rear elevation. The focal point of this room is the Original open fireplace.

## Bathroom 2nd floor

Bathroom on the 2nd floor comprises of original flooring, gas central heating radiator, low level W/c, pedestal wash basin, fitted shower, washing machine point, Velux widow to the rear elevation.

## Three Outbuildings

Out buildings, providing storage for the vendors.

## Externally

Externally to the front of the property benefits from a well-established south-facing garden, featuring an abundance of plants and colourful flowers, complemented by a lawned seating area ideal for outdoor dining or unwinding during the warmer months. To the rear of the property there is a patio which would be great for outdoor seating.



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## Ventnor Terrace, HALIFAX

- FIVE BEDROOM MID-TERRACED VICTORIAN PROPERTY
- RETAINS ORIGINAL CHARACTER FEATURES
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- IDEAL FOR GROWING FAMILIES & PROFESSIONALS
- 

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in the region of

**£380,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX115517 - 0004

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