



41 Kliffen Place

Halifax, HX3 0AL

£900 PCM





This stone built mid terrace house offers two bedroom accommodation and is situated in a popular and sought after area off Coronation Road. Externally the property has a small outside space to the front and enclosed patio yard to the rear. Internally there is a lounge, spacious dining kitchen, two bedrooms, house bathroom and cellar housing the utility meters. On street parking is available with a permit from Calderdale Council.

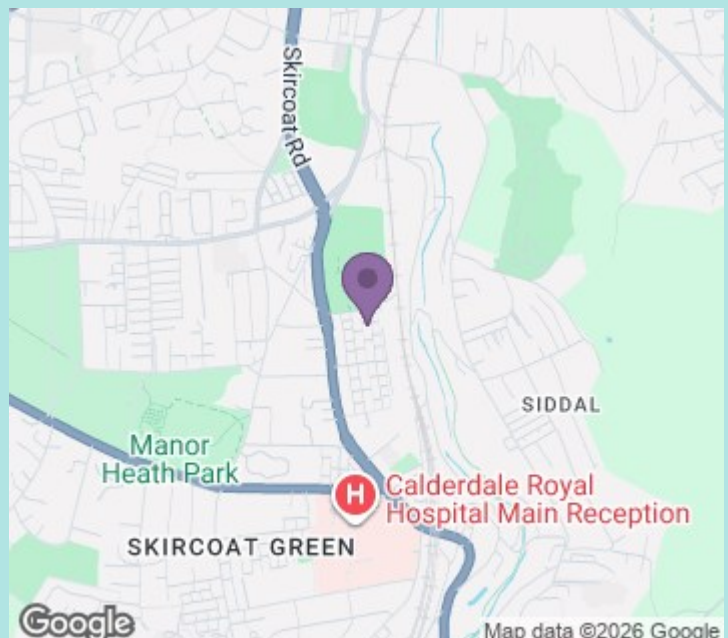
Accommodation

The front entrance door opens directly into the lounge, having a stone fireplace housing an electric stove type fire, the lounge opens to the bottom of the central stairway. A door leads into the spacious dining kitchen being fitted with a range of wall, base and drawer units, stainless steel sink with mixer tap and drainer, electric oven, four gas hob with extractor above, freestanding fridge freezer and plumbing for a washing machine. Door opens to cellar head with staircase leading down to the cellar. The central staircase leads to the first floor landing providing access to the main bedroom and a second single bedroom, house bathroom comprising three piece white suite to include low flush WC, wash basin in vanity unit and panelled bath with shower over. Externally there is an enclosed yard which is accessed from the dining kitchen.

Location

The property is situated within a sought after and convenient residential location and is within walking distance of the Calderdale Royal Hospital. Nearby is the Manor Heath Park which includes green open space, playgrounds and a cafe. The property is located close to the main bus route linking the towns of Halifax and Huddersfield and also Elland, for an array of amenities including shops, bars, restaurants and entertainment venues. Links to the M62 network are also nearby.

Council tax band: A
EPC rating: D
Deposit: £1,038



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