



Kliffen Place, Halifax, HX3 0AL
£190,000

E&H Holmes
ESTATE AGENTS

A well presented two bedroom period property, ideally situated on the ever popular Kliffen Place in Halifax. Offering spacious accommodation throughout, this charming home retains a wealth of original features and has been well maintained by the current owners, making it an ideal purchase for first time buyers, professionals or those looking to downsize.

The accommodation briefly comprises an inviting lounge with original character features, a spacious dining kitchen, two good sized bedrooms and a modern house bathroom. A particular feature of the property is the converted cellar, creating a versatile additional reception room or occasional guest space, complete with an en-suite shower room.

Externally, the property benefits from an enclosed patio garden with useful outbuilding, providing excellent outdoor storage and a low maintenance seating area.

Kliffen Place is conveniently positioned close to a range of local amenities, well regarded schools and excellent transport links. Halifax town centre is within easy reach, offering an array of shops, restaurants, bars and leisure facilities, together with rail links to Leeds and Manchester. The property is also ideally located for access to Calderdale Royal Hospital, which lies approximately 660 yards away, making the home particularly attractive for healthcare professionals.



Ground Floor:

Lounge 12'0" x 12'7" (3.669 x 3.847)

Log burner. Original coving, picture rail, skirting board and wooden floor boards. Radiator. UPVC double glazed window to front elevation. Composite door to front elevation.

Dining Kitchen 13'3" x 12'11" (4.051 x 3.952)

Fitted kitchen with wall and base units. Island. Stainless steel one bowl sink. Gas Range cooker. Cooker hood. Plumbing for washing machine. Integrated dishwasher. Integrated fridge / freezer. UPVC double glazed window to rear elevation. Composite door to rear elevation.

First Floor:

Landing

Stairs from ground floor: Exposed brick arch. Wrought iron and wood balustrade.

Bedroom One 12'1" x 13'1" (3.696 x 4.011)

Feature fireplace. Exposed brick arch. Walk-in wardrobe with access to loft. Radiator. UPVC double glazed window to front elevation.

Bedroom Two 10'7" x 6'6" (3.246 x 2.000)

Radiator. UPVC double glazed window to rear elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Partially tiled. Chrome towel radiator. UPVC double glazed window to rear elevation.

Lower Level:

Versatile Room 11'1" x 12'3" (3.393 x 3.754)

Cupboard housing boiler. Radiator. UPVC double glazed window to front elevation.

Shower Room

Wash hand basin. Low flush W.C. Shower cubicle. Extractor fan.

Rear Garden

Enclosed, low maintenance rear garden with outbuilding with power light and UPVC double glazed window.

Council Tax Band

A

Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
frock.abode.ideas

Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.







