



6 Kliffen Place, Halifax, HX3 0AL

Per Month £795 Per Month

- : Popular & Convenient Residential Location
- : 2 Bedrooms
- : Modern bathroom
- : Unfurnished Accommodation
- : Bond 950
- : Traditional Terraced Residence
- : Lounge & Modern Dining Kitchen
- : Easy Access to halifax Town Centre & M62
- : No Pets No Smokers
- : Viewing Strongly Recommended

## 6 Kliffen Place, Halifax HX3 0AL

Situated in this extremely popular and convenient residential area, this stone built traditional terraced residence offers well-presented unfurnished accommodation. This attractive stone-built through terrace briefly comprises a lounge, dining kitchen, utility cellar, 2 bedrooms, modern bathroom and benefits from UPVC double glazing, and gas central heating. The property provides excellent access to local amenities, transport links and Halifax town centre. An early appointment to view is strongly recommended to avoid disappointment.



Council Tax Band: A



### LOUNGE

12'0" x 13'4"

Entered via a UPVC double glazed front door, the spacious lounge features a large front-facing window, a feature fireplace with electric fire set on a matching hearth, decorative corning to the ceiling, a double radiator, TV point, and fitted carpet.

From the Lounge door to a small inner hall with fitted carpet and door opening to the

### DINING KITCHEN

12'7" x 12'8"

A generously sized kitchen fitted with a range of modern wall and base units with complementary work surfaces. Includes a stainless steel single drainer sink unit with mixer tap, four-ring halogen hob, electric oven and grill, and an integrated fridge. The room is panelled, features a laminate wood floor, and has a UPVC double glazed window and rear entrance door leading to the yard. One double radiator.

From the dining kitchen a door opens to the cellar head with steps leading down to the

### UTILITY CELLAR

Accessed via stone steps from the kitchen, the cellar houses the gas central heating combination boiler and offers plumbing for an automatic washing machine, ideal for laundry and additional storage.

From the inner hall stairs with a fitted carpet lead to the

### LANDING

With fitted carpet and access to all first floor rooms.

From the landing door opens to

### BEDROOM ONE

A spacious double bedroom with fitted wardrobes and overhead storage, UPVC double glazed window to the front elevation, one double radiator, and a fitted carpet.

From the landing door opens to

### BEDROOM TWO

6'3" x 12'5"

A well-sized second bedroom with built-in wardrobes and storage cupboards, UPVC double glazed window to the rear, one single radiator, and a fitted carpet.

From the landing door opens to the

### BATHROOM

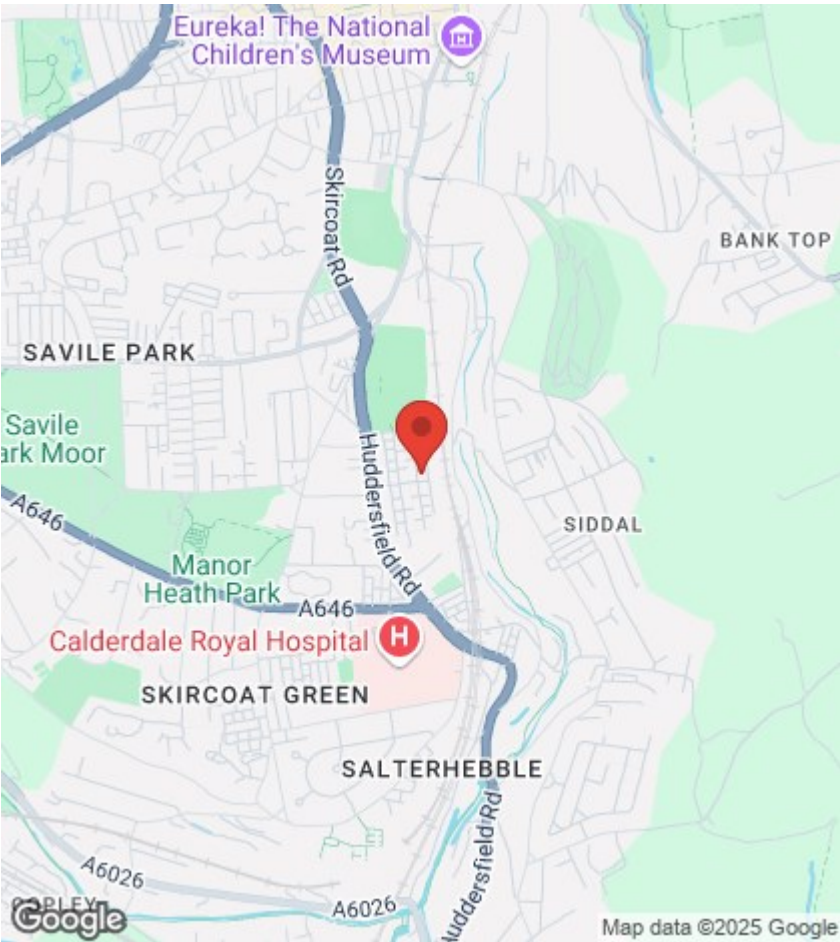
Fitted with a modern white three-piece suite comprising a pedestal wash basin, low flush WC, and panelled bath with mixer shower tap. The bathroom is extensively tiled around the bath area and complemented by neutral décor throughout. UPVC double glazed window to the rear elevation and a chrome towel radiator. Airing Cupboard with fitted shelving for additional storage.

### GENERAL

The property 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 A

### EXTERNAL

To the front of the property there is a small garden and path to the front entrance door. To the rear of the property there is a stone flagged yard and outhouse.



Directions

SAT NAV HX3 OAL

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	68	
(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	