



56 Cheltenham Place, Halifax, HX3 0AW

Offers Over £155,000

- : Extremely Popular & Convenient Location
- : Modern Kitchen & Bathroom
- : Easy Access To Halifax & M62
- : uPVC Double Glazing
- : Realistically Priced
- : Stone Built Period Property
- : Two Bedrooms & A Loft Conversion
- : Yard To Rear
- : Gas Central Heating
- : Viewing Strongly Recommended

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Situated in this extremely popular and convenient residential location lies this two bedroomed, and a loft conversion, stone built through terraced residence providing accommodation which will be of special interest to the first time buyer, property investor, or young family.. The property briefly comprises a lounge, dining kitchen, two bedrooms, bathroom, loft conversion, uPVC double glazing, gas central heating and garden to the rear. The property provides excellent access to Halifax town centre and the M62 motorway network as well as providing easy access to the local amenities of Skircoat Green and Savile Park, including outstanding schools. The property is being offered for sale at this realistic asking price and an early appointment to view is strongly recommended.



Council Tax Band: A



LOUNGE

14'11" x 12'8"

With uPVC double glazed window to the front elevation, feature fireplace incorporating marble inset and hearth and pebble effect living flame gas fire, cornice to ceiling, one TV point, a laminate wood floor and one double radiator.

From the Lounge a door opens to the

BREAKFAST KITCHEN

13'6" x 8'10"

Being fitted with a range of modern wall and base units incorporating matching work surfaces with a single drainer sink unit with mixer tap, four ring gas hob with extractor in stainless steel canopy above, fan assisted electric oven and grill beneath, and plumbing for a washing machine. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, uPVC double glazed window to the rear elevation, and a rear entrance door.

Door opens to stairs with uPVC double glazed window to the rear elevation, with fitted carpet leading to the

FIRST FLOOR LANDING

From the Landing a door opens to

BEDROOM ONE

10'6" x 11'4"

With uPVC double glazed window to the rear elevation, door to cupboard housing the Worcester central heating boiler, one double radiator and a fitted carpet.

From the Landing a door opens to the

BATHROOM

With modern white three piece suite comprising pedestal wash basin, low flush WC and shower cubicle with shower unit. The bathroom is tiled around the shower with complementing colour to the remaining walls, uPVC double glazed window to the front elevation, and a chrome heated towel rail/radiator.

From the Landing a door opens to

BEDROOM TWO

8'11" x 6'8"

With uPVC double glazed window to the front elevation, one double radiator and a fitted carpet. Door to under the stairs cupboard providing useful storage facilities.

From the Landing a door opens to stairs leading to the

LOFT CONVERSION

13'8" x 16'3" m

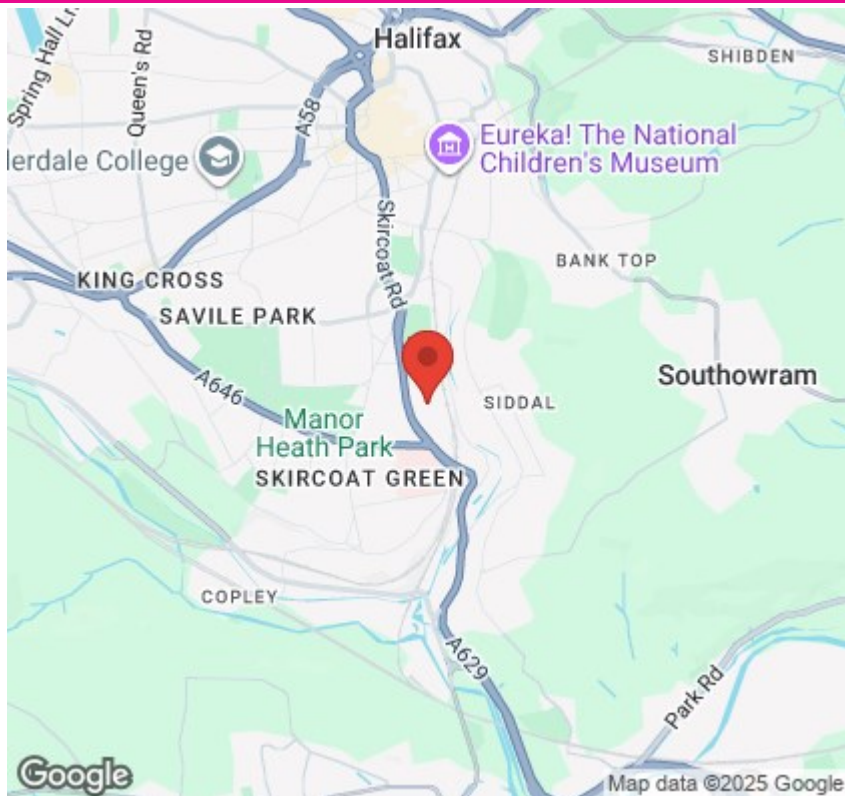
With two Velux double glazed skylight windows, one double radiator and a fitted carpet.

GENERAL

The property is constructed of stone and surmounted with a blue slate roof. It has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property is freehold and in council tax band A

EXTERNAL

To the front of the property there is a small garden with steps leading to the front entrance door. To the rear of the property there is an enclosed yard with garden shed.



Directions

SAT NAV HX3 0AW

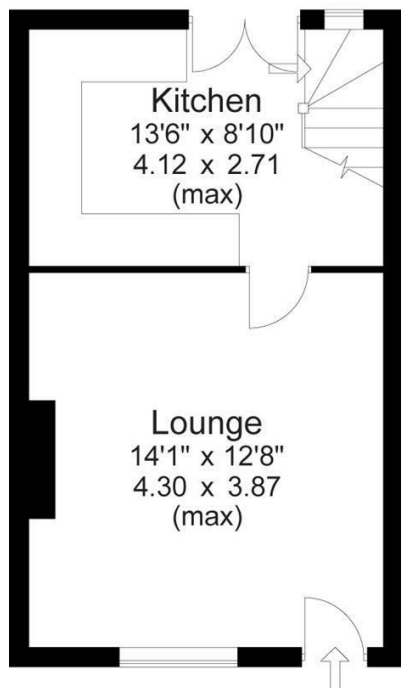
Viewings

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

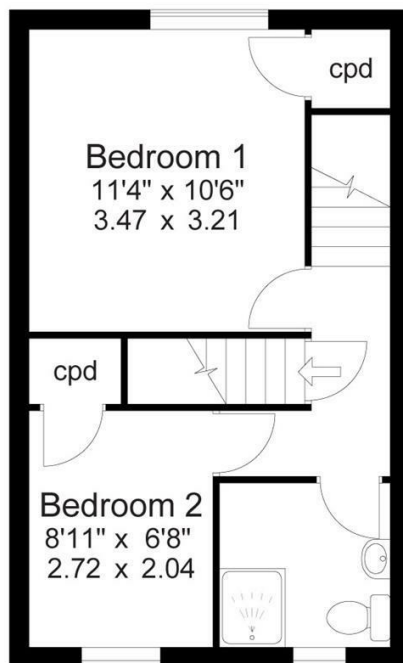
EPC Rating:

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	

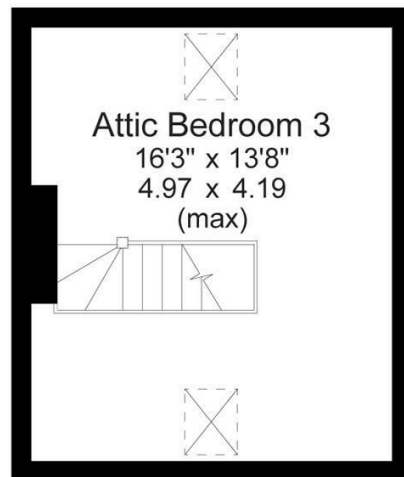
Approx Gross Floor Area = 867 Sq. Feet
= 80.6 Sq. Metres



Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale.