

32 Kliffen Place, Halifax, HX3 OAL

£165,000

- : Popular & Convenient Location
- : 3 Bedrooms
- : Modern Bathroom
- : Close To Outstanding Schools
- : Realistically Priced

- : Stone Built Terraced House
- : Lounge & Dining Kitchen
- : Easy Access To Halifax Town Centre
- : Ideal For First Time Buyer, Property Investor, or Young Family
- : Viewing Strongly Recommended

32 Kliffen Place, Halifax HX3 0AL

Situated in this extremely popular and convenient residential location lies this stone built period terraced residence providing attractive accommodation. The property briefly comprises of a lounge, dining kitchen, cellars, two bedrooms, bathroom, loft conversion, uPVC double glazing and gas central heating and yard to rear. The property provides excellent access to the local amenities of Skircoat Green and Savile Park as well as easy access to Halifax town centre and the M62 motoway network. The property is being offered for sale at this realistic asking price and an early appointment to view is strongly recommended to avoid disappointment.



Council Tax Band: A



LOUNGE

12'7" x 12'0"

With uPVC double glazed window to the front elevation, living flame gas fire on matching hearth to chimney breast, cornice to ceiling, one double radiator, wall mounted TV fittings and a wooden floor.

From the Lounge a door to

INNER HALL

With one double radiator and a wood floor. A door opens to

DINING KITCHEN

11'0" x 12'11"

Being fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless steel single drainer sink unit with mixer tap, a four ring gas hob with extractor in stainless steel and glazed canopy above and fan assisted electric oven, integrated dishwasher, and fridge and freezer. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, uPVC double glazed patio doors open onto the rear garden, wood floor, and one double radiator.

From the Dining Kitchen a door opens to cellar head with stone steps leading down to

BASEMENT CELLAR

Housing the Vaillant combination boiler, power and light and a uPVC double glazed door opening to the rear garden. Providing excellent storage facilities.

Doorway to

KEEP CELLAR

Providing useful storage.

From the Inner Hall stairs with fitted carpet lead to the

FIRST FLOOR LANDING

With fitted carpet. Door opens to

DOUBLE BEDROOM ONE

13'0" x 12'1"

This double bedroom has a uPVC double glazed window to the front elevation, one double radiator and a fitted carpet.

From the Landing a door opens to

BATHROOM

With modern white three piece suite comprising pedestal wash basin, low flush WC and panelled bath with shower unit. The bathroom is fully tiled with a matching tiled floor, uPVC double glazed window to the rear elevation, chrome heated towel rail/radiator.

From the Landing a door opens to

BEDROOM TWO

6'9" x 10'8"

With uPVC double glazed window to the rear elevation, one double radiator and a fitted carpet.

From the Landing a door opens to stairs leading to the

BEDROOM THREE

11'6" x 19'3"

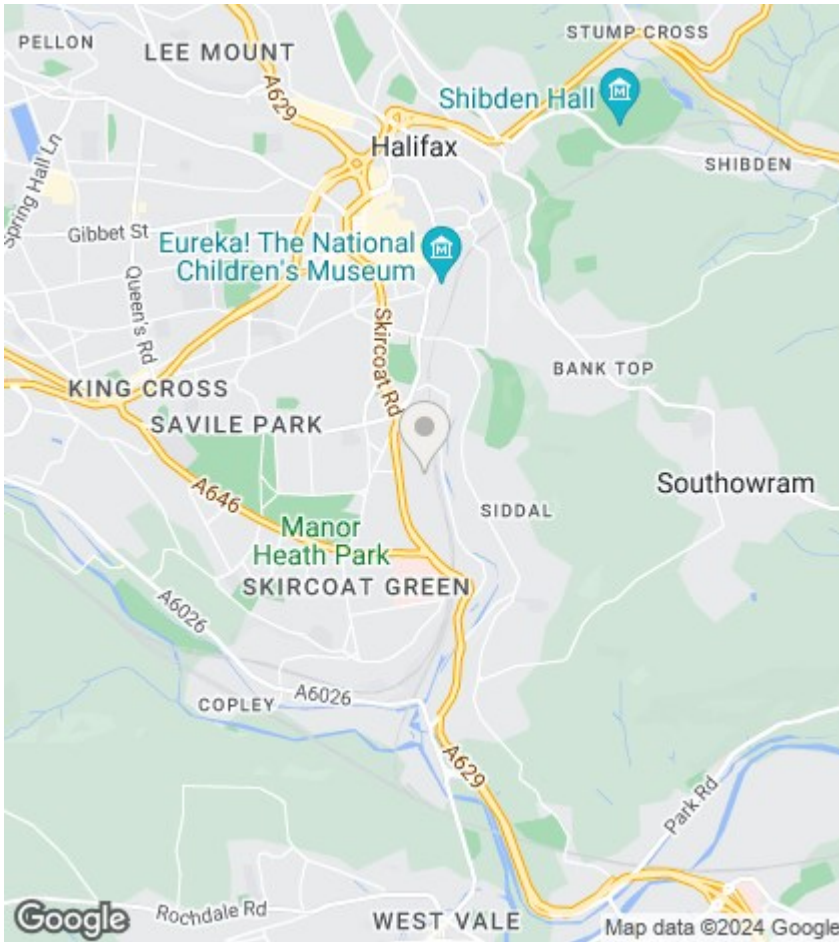
This loft conversion is presently used as a bedroom and has two Velux double glazed skylight windows, doors to under the eaves storage, one double radiator and a fitted carpet.

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 walled garden with path to the front entrance door. To the rear of the property there is a decked patio area and stone built outhouse, and access to the basement.



Directions

SAT NAV HX3 OAL

Viewings

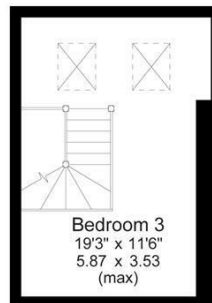
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

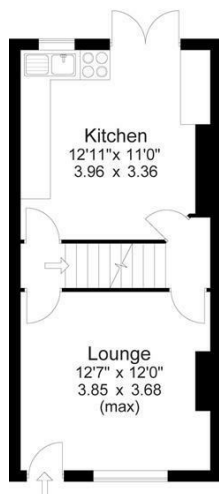
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

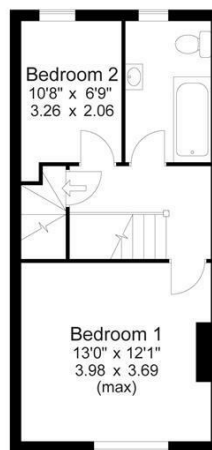
Approx Gross Floor Area = 959 Sq. Feet
 = 88.90 Sq. Metres



Second Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale.