



Clevedon Place, Halifax, HX3 5QA  
£135,000

**E&H** Edkins Holmes  
ESTATE AGENTS



Tucked away on Clevedon Place, Ovenden, this delightful two-bedroom stone-built end of terrace house offers a perfect blend of comfort and potential. The property is well presented throughout, making it an inviting space for both first-time buyers and those looking to downsize.

Upon entering, you will find a spacious reception room that serves as the heart of the home along with a modern dining kitchen, ideal for relaxing or entertaining guests. The two bedrooms are generously sized, providing ample space for rest and relaxation. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the gardens that surround it on three sides. These outdoor spaces not only enhance the aesthetic appeal of the home but also offer the potential for creating off-road parking, a valuable addition in today's market. The property is situated on a no-through road, ensuring a peaceful environment, free from the hustle and bustle of traffic.

This charming home is perfect for those seeking a turn key ready property which is close to local amenities.



Entrance Hall

Radiator. Composite door to front elevation.

Lounge 13'6" x 12'6" (4.128 x 3.822)

Electric fire. UPVC double glazed window to front elevation.

Dining Kitchen 13'6" x 14'10" (4.137 x 4.542)

Fitted kitchen with wall and base units. Stainless steel one bowl sink. Electric oven. Gas hob. Stainless steel cooker hood. Plumbing for washing machine. Radiator. Access to cellar. Composite door to rear elevation. UPVC double glazed window to rear elevation.

Cellar 6'11" x 15'8" (2.126 x 4.776)

Sink. Radiator. UPVC double glazed window to front elevation.

Landing

Stairs leading from entrance hall. Loft access.

Bedroom One 13'1" x 15'9" (3.999 x 4.801)

Radiator. UPVC double glazed window to front elevation.

Bedroom Two 13'11" x 7'10" (4.250 x 2.389)

Feature fireplace. Cupboard housing boiler. Radiator. UPVC double glazed window to rear elevation.

Bathroom

Wash hand basin. Bath with mixer taps and shower over. Low flush W.C. Linen cupboard. Radiator. UPVC double glazed window to rear elevation.

Front Garden

Enclosed patio garden with flower bed.

Rear Garden

Enclosed garden to rear and side. Potential to create off road parking.

Council Tax Band

A

Location

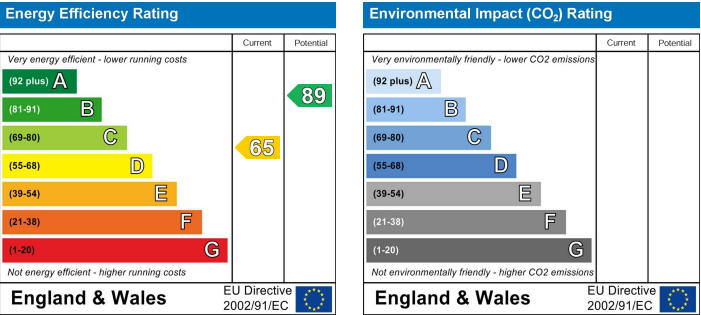
To find the property, you can download a free app called What3Words which every 3 metre square of the world has

been given a unique combination of three words.

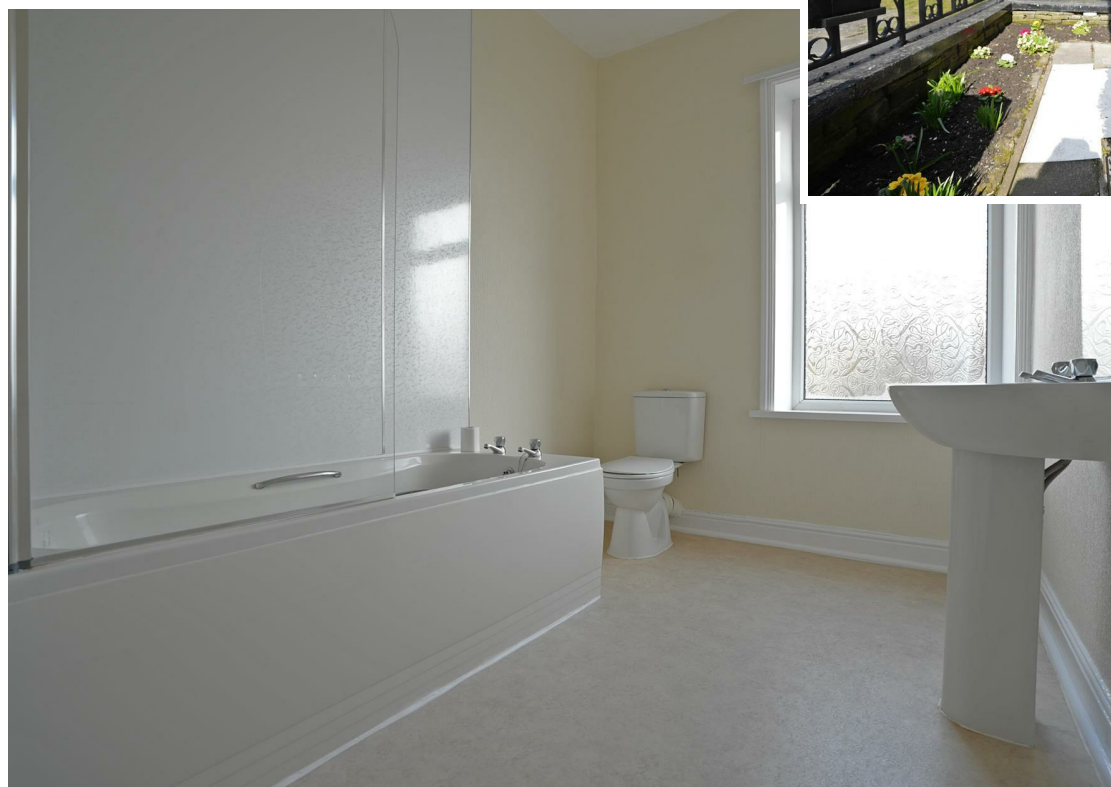
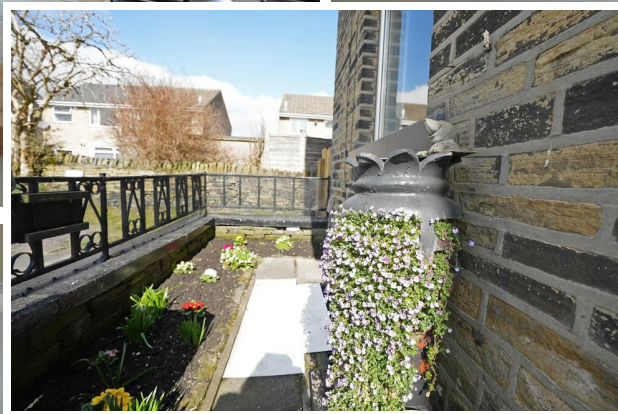
The three words designated to this property is:  
[link.panic.gold](#)

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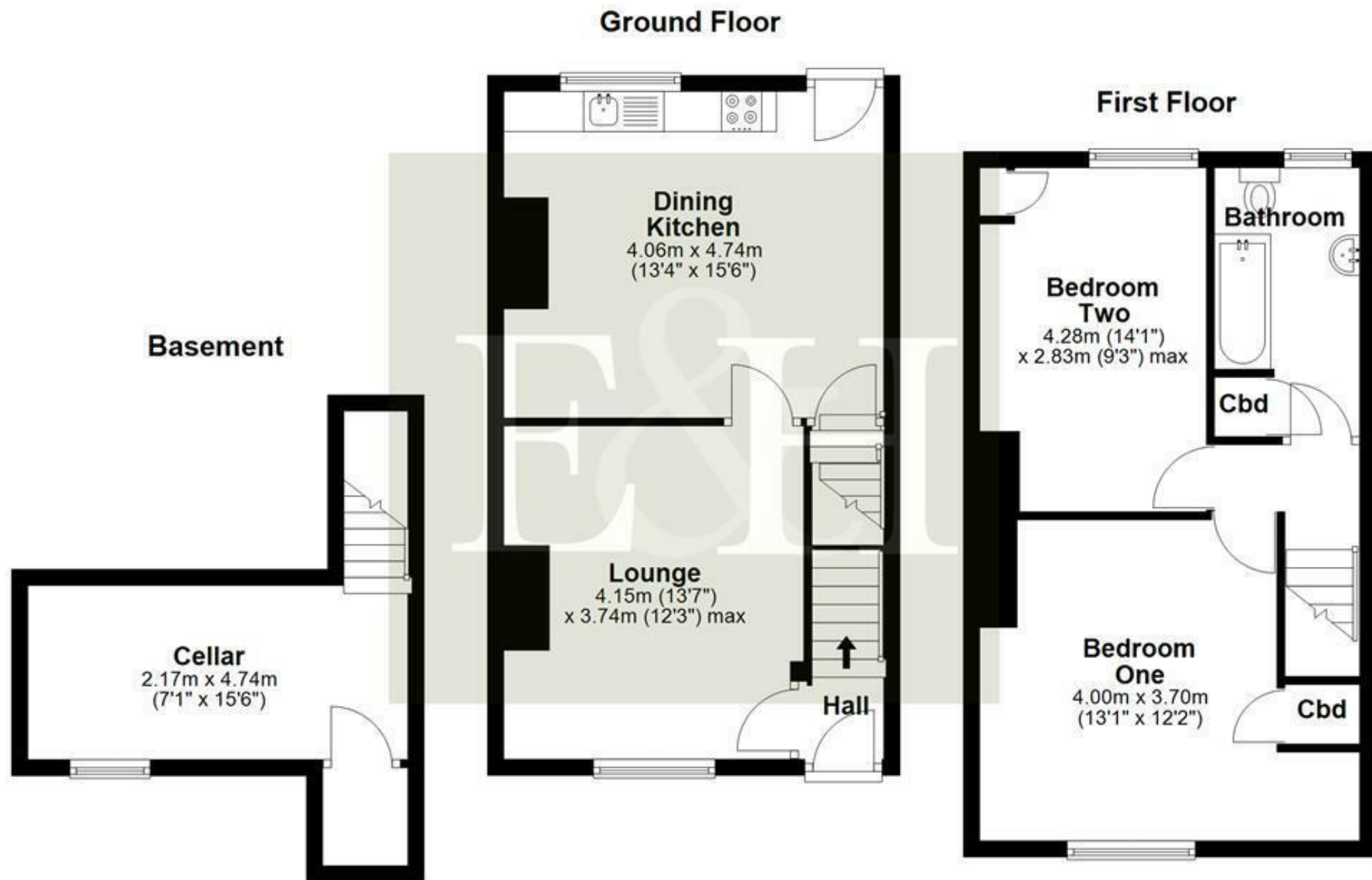












All measurements are approximate and for display purposes only  
Plan produced using PlanUp.