



Kliffen Place, Halifax, HX3 0AL
£150,000

E&H Edkins Holmes
ESTATE AGENTS

A spacious three-bedroom home with potential in a convenient central location

Located just a short distance from Halifax town centre, this three-bedroom stone-built terrace offers generous accommodation over three floors and an exciting opportunity for updating and personalisation. Perfect for first-time buyers, investors, or those looking to create a home to their own taste, Kliffen Place is well-positioned close to the hospital, train station, and a range of local amenities.

The property features a spacious dining kitchen — ideal for modern family living — and a separate lounge with traditional proportions and natural light. To the lower ground floor, a useful cellar room with both heating and plumbing already in place offers excellent potential for conversion into a home office, gym or additional living space (subject to any necessary consents).

To the first floor are two well-sized bedrooms and a house bathroom, with a further attic bedroom offering additional space for a growing family or flexible use such as a hobby room or study.

Externally, there is an enclosed patio garden to the rear, providing a private outdoor area that is easy to maintain.



Ground Floor:

Inner Hall

Stairs leading to first floor.

Lounge 12'11" x 12'9" (3.962 x 3.896)

Gas stove. UPVC double glazed door to rear elevation.
UPVC double glazed window to rear elevation.

Dining Kitchen 11'11" x 12'8" (3.647 x 3.871)

Fitted kitchen with wall and base units. Stainless steel one and a half bowl sink. Electric cooker point. Cooker hood. Radiator. UPVC double glazed door to front elevation.
UPVC double glazed window to front elevation.

First Floor:

Landing

Stairs leading from entrance hall. Stairs leading to second floor.

Bedroom One 12'3" x 13'2" (3.734 x 4.027)

Radiator. UPVC double glazed window to front elevation.

Bedroom Two 10'5" x 7'8" (3.180 x 2.342)

Fold down bed. Radiator. UPVC double glazed window to rear elevation.

Shower Room

Wash hand basin. Low flush W.C. Shower cubicle. Radiator. UPVC double glazed window to rear elevation.

Second Floor:

Bedroom 19'1" x 13'1" (5.83 x 4.012)

Undereaves storage. Radiator. Velux window.

Cellar:

Cellar / Utility Room 12'11" x 12'11" (3.958 x 3.946)

Ceramic sink. Plumbing for washing machine. Boiler. Radiator. Door to garden.

Cloakroom

Low flush W.C. UPVC double glazed window to rear elevation.

Cellar 11'8" x 11'8" (3.568 x 3.557)

Front Garden

Patio yard with wrought iron fencing.

Rear Garden

Enclosed patio garden.

Council Tax Band

A

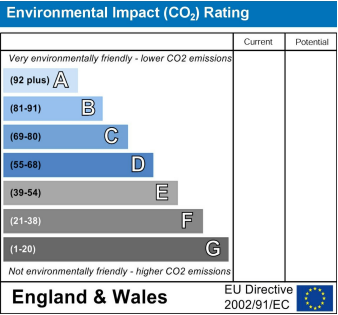
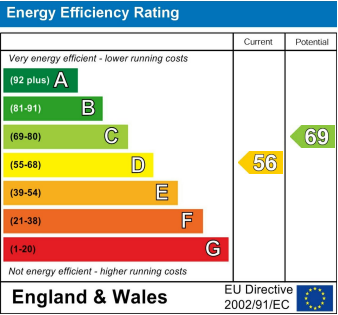
Location

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:
trips.cabin.case

Disclaimer

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All measurements are approximate and for display purposes only
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