

MARSH & MARSH PROPERTIES

49 Cheltenham Place, Halifax, HX3 0AW

£165,000



****ATTENTION ALL FIRST TIME BUYERS, YOUNG FAMILIES OR PROFESSIONAL COUPLES**** A well-presented TWO BEDROOM mid-terrace home ideally located within walking distance of Calderdale Royal Hospital, with quick and easy access to the M62 motorway, and close to local amenities and highly regarded schools. In brief, the ground floor features a welcoming entrance hall, a comfortable lounge, and a modern breakfast kitchen. The lower ground level offers a spacious basement bursting with potential—ideal for conversion into an additional reception room, home office, or gym—as well as a separate large storage space. On the first floor, the landing provides access to a generous double bedroom, a single bedroom, a modern house bathroom, and a large storage cupboard. Externally, the front of the property benefits from a yard and has permit parking for up to three vehicles, while to the rear is a low-maintenance garden with pleasant hillside views—perfect for relaxing or entertaining. An internal inspection is strongly advised to fully appreciate the charm, potential, and homely feel this lovely property has to offer.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

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ENTRANCE HALL



Accessed via a composite front door, the entrance hall features wood effect laminate flooring, a decorative archway with coving, and a radiator, creating a warm and welcoming first impression.

LIVING ROOM 2.8 x 3.7m (9'4 x 12'1)



A well-presented lounge complete with a fireplace housing an electric fire, decorative coving, ceiling spotlights, and a radiator. A large UPVC window allows ample natural light to flood the space.

KITCHEN 4.0 x 3.8m (12'11 x 12'7)

The kitchen fitted with a wide range of modern wall and base units, complemented by sink with a brushed gold mixer tap. Integrated appliances

include a fridge freezer, along with a built-in oven and hob. Additional features include wood effect flooring, a radiator, a UPVC window, and a UPVC door providing access to the rear garden.



BASEMENT 4.0 x 3.8m (12'11 x 12'7)



Offering excellent potential to be developed into additional living accommodation, the basement includes a stone floor, space and plumbing for a washing machine and dryer, a combination boiler, a sink, a radiator, and a UPVC window.

STORAGE CELLAR 4.0 x 3.7m (12'11 x 12'1)



A useful storage space with lighting and limited head height, ideal for general household storage.

LANDING

Stairs rise from the entrance hall to a first-floor landing, which includes loft access via a pull-down ladder.

BEDROOM ONE 4.0 x 3.7m (12'11 x 12'1)



A spacious double bedroom benefiting from ceiling spotlights, a radiator, and a UPVC window offering natural light.

BEDROOM TWO 2.0 x 3.2m (6'6 x 10'7)



A single bedroom featuring ceiling spotlights, a radiator, and a UPVC window enjoying hillside views.

STORE

A versatile storage room with potential to be converted into a small office or dressing room, depending on individual needs.

BATHROOM



A modern bathroom fitted with a three-piece suite

comprising a bath with a handheld power shower and glass screen, low flush toilet, and pedestal sink. The walls are tiled and there are useful storage cupboards, a chrome towel radiator, ceiling spotlights, and a UPVC window.

EXTERNAL



To the front of the property is a gated yard, with permit parking available for up to three vehicles. The rear of the home offers an enclosed, low-maintenance garden that enjoys peaceful hillside views.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and

do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.



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APPROX GROSS INTERNAL FLOOR AREA: 101 sq. m / 1083 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

(c) Marsh & Marsh Properties

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