



## 50 Cheltenham Place

Halifax, HX3 0AW

**£895 PCM**





Positioned on Cheltenham Place, Halifax, this terraced house offers a perfect blend of character and modern living. Boasting a wealth of original features, this home comprises two well-proportioned bedrooms, a comfortable reception room, and a neatly appointed bathroom, making it an ideal choice for small families or professionals. This property also benefits from both front and rear external spaces. On-street permit parking available to the front elevation.

Conveniently close to Halifax town centre and Calderdale Royal Hospital, enjoying a variety of shops, restaurants, and local amenities.

#### Accommodation

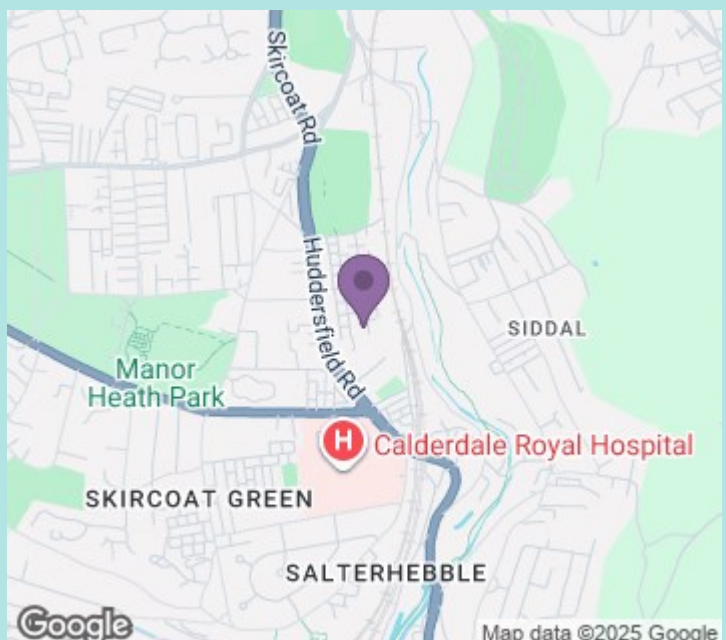
Internally the accommodation briefly comprises; Lounge to the front elevation fitted with wooden flooring and electric fire. The kitchen at the rear provided a range of base, draw and wall units, integrated fridge/freezer and under counter space for a washing machine.

To the first floor the landing provides access to the main double bedroom to the rear elevation, and a single bedroom to the front elevation and the house bathroom with 3 piece white suite to include, low flush WC, sink pedestal, and panelled bath. Externally the property has a small yard area to the front and a yard area to the rear which can be accessed through the kitchen.

#### Location

This property is situated in the residential area just off Huddersfield Road, conveniently positioned within a short distance of Halifax providing a wealth of local amenities from bars, restaurants, convenience stores and wellness facilities. Ideal transport links to the M62 network, and bus/train stations located within town centre all providing excellent commuter links to Huddersfield, Bradford and Leeds. Also benefiting from nearby green space including Manor Heath Park and Savile Park.

Council tax band: A  
EPC rating: D  
Deposit: £1,032



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