



12 Clevedon Place, Halifax, HX3 5QA

Offers Around £110,000

- : Popular & Convenient Location
- : Deceptively Spacious Accommodation
- : Spacious Lounge
- : 2 Double Bedrooms
- : Double Glazing & Gas Central Heating
- : Traditional Stone Built Terrace Residence
- : Requires Modernising
- : Spacious Dining Kitchen
- : Yard To Rear
- : Viewing Recommended



## 12 Clevedon Place, Halifax HX3 5QA

Situated in this popular and convenient residential location lies this traditional stone-built through terraced residence, providing deceptively spacious two bedroom accommodation.

The property briefly comprises an entrance vestibule, spacious lounge, dining kitchen, rear entrance vestibule, cellar, two double bedrooms and bathroom with four piece suite, gas central heating and double glazing. Externally, there is a small garden to the front with a yard to the rear. The property requires modernising which is reflected in the asking price. An early internal inspection is strongly recommended to fully appreciate both the accommodation provided, and the potential this property provides.

The property provides excellent access to the local amenities in North Halifax, including outstanding schools, as well as easy access to Halifax Town Centre.

The property will be of special interest to the first time buyer or property investor and an early appointment to view is strongly recommended.



Council Tax Band: A



### ENTRANCE VESTIBULE

Front entrance door opens into the entrance vestibule with door to the

### LOUNGE

13'6" x 12'2"

Spacious lounge with feature fireplace to the chimney breast incorporating marble inset and hearth with coal effect living flame gas fire. UPVC double glazed window to the front elevation with leaded and stained glass upper panel. Cornice to ceiling with matching centre rose and dado rail. One single radiator, one TV point, one telephone point and fitted carpet.

From the Lounge door to the

### DINING KITCHEN

14'11" x 13'5"

Fitted wall and base units with matching work surfaces incorporating single drainer 1 bowl sink unit with mixer tap, four ring halogen hob with extractor above and fan-assisted electric oven and grill beneath. Tiled around work surfaces with complementary dūcor to remaining walls. Feature inglenook brick fireplace with coal effect gas fire set on matching hearth. Beamed ceiling. UPVC double glazed window to the rear elevation. Radiator and laminate wood floor.

from the dining kitchen door to the

### REAR ENTRANCE VESTIBULE

With coat hanging facilities, laminate wood floor and UPVC double glazed rear entrance door.

from the dining kitchen a door opens to stairs leading down to the

### CELLAR

Useful storage facilities benefitting from power and light, plumbed for automatic washing machine, housing the central heating boiler.

From the entrance vestibule, staircase leads to the:

### FIRST FLOOR LANDING

With fitted carpet and access to loft.

From the landing door to

### BEDROOM ONE

14'9" x 13'2"

Spacious double bedroom with UPVC double glazed window to the front elevation. Built-in bedroom furniture to one wall. One radiator and fitted carpet. This bedroom could be split into two to provide three bedrooms, subject to obtaining the relevant permissions.

from the landing door to

### BEDROOM TWO

7'8" x 14'0"

Second double bedroom with UPVC double glazed window to the rear elevation. Door to cylinder cupboard. Radiator and fitted carpet.

From the landing door to

### BATHROOM

White four piece suite comprising hand wash basin set into vanity unit, low flush WVC, corner panel bath with Victorian style mixer shower tap, and walk-in shower cubicle with Gainsborough electric shower unit. Extensively tiled walls with complementary tiled floor. UPVC double glazed window to the rear elevation, cornice to ceiling and radiator.

### EXTERNAL

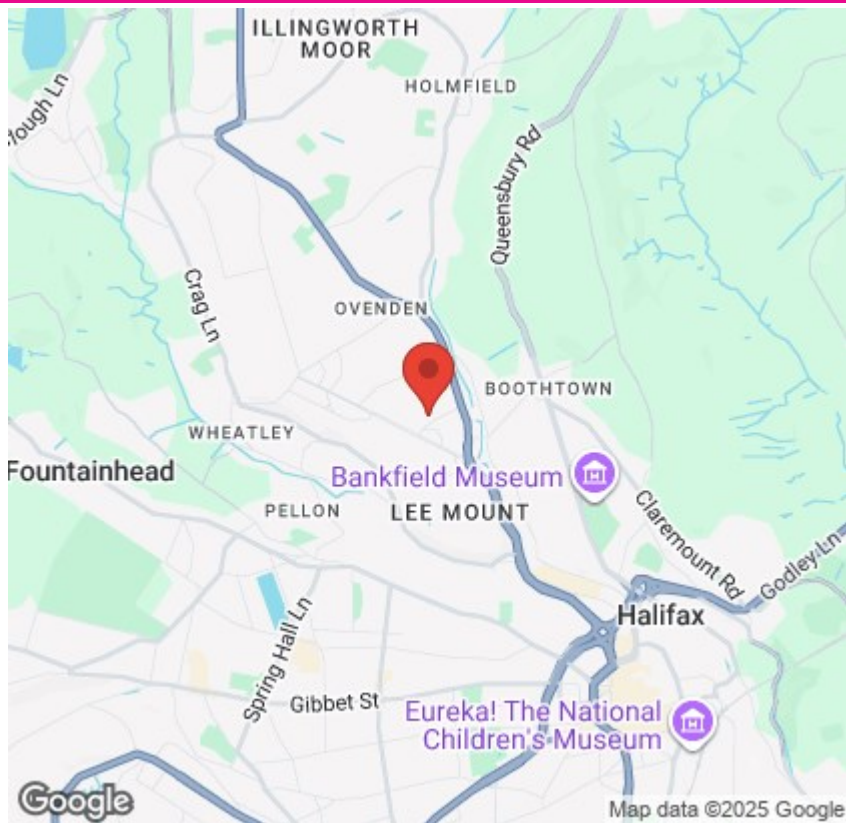
To the front of the property there is a small walled garden with path leading to the front entrance door. To the rear is a flagged yard.

### GENERAL

The property is constructed of stone beneath a blue slate roof. Benefitting from all mains services of gas, water and electric, UPVC double glazing and gas central heating. The tenure is Freehold and the property is in Council Tax Band A.

### VIEWING

Strictly by appointment. Please telephone Kemp & Co, Halifax on 01422 349222.



## Directions

SAT NAV HX3 5QA

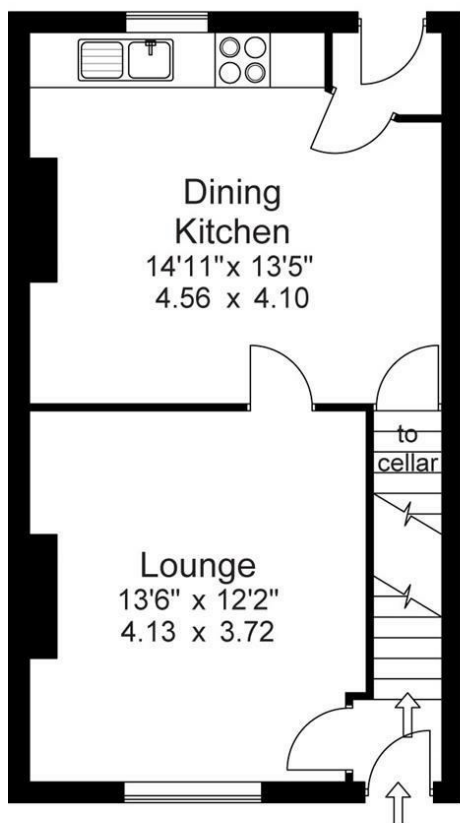
## Viewings

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

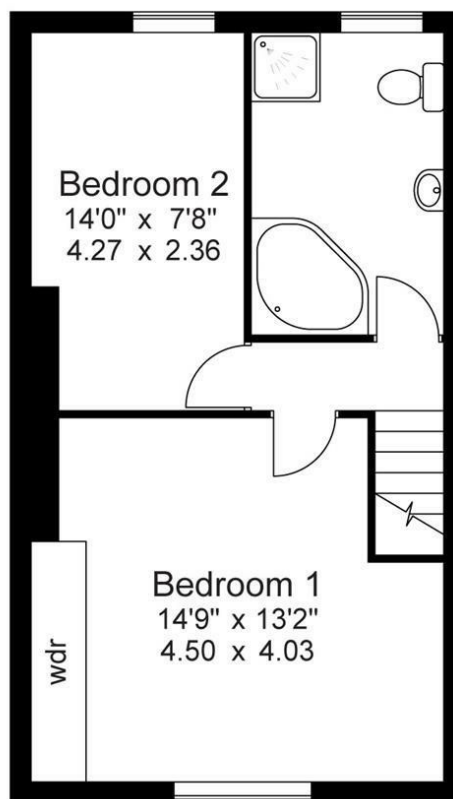
## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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 = 817 Sq. Feet  
= 75.9 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.