



7 Cliff Gardens, Halifax, HX2 7DE

**£275,000**

Offered FOR SALE is this THREE bedroom semi-detached property in this popular part of Calderdale. Offering superb views the accommodation comprises; Entrance hallway, lounge, dining room, kitchen and conservatory. To the first floor; landing, three bedrooms, main with en-suite shower room and bathroom. Off road parking to front and gardens to the side and rear. The property benefits from Upvc double glazing, gas central heating and smart meters. Close to amenities, transport links and access to the M62 motorway network. Ideal family home. Viewing essential.



## Ground Floor

### Entrance Hallway



Upvc obscure double glazed door and window to front. Laminate floor, two telephone points and room stat. Understairs storage housing the 'BAXI' condensing combi boiler (serviced annually and last serviced Jan 2025) and fusebox. Staircase access to first floor and opening to kitchen, doors to dining room and lounge;

### Lounge 11'5" x 13'5" exc. bay (3.5 x 4.1 exc. bay )



Radiator, Upvc double glazed leaded effect bay window to front, electric fire and mobile room stat. Coving to ceiling, t.v. point and t.v. aerial lead.

### Dining Room 10'5" x 11'5" (3.2 x 3.5)



Radiator, laminate floor and Upvc double glazed French doors to rear.

### Kitchen 7'2" x 7'6" (2.2 x 2.3)



Having a range of wall and base units with laminate worktop and splashbacks. Stainless steel sink and drainer, plumbing for washing machine, electric oven and four ring induction hob. Microwave, fridge/freezer and stop tap. Spotlights, tiled floor and Upvc double glazed window to rear.

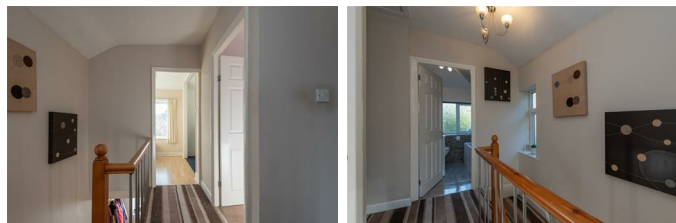
### Conservatory 6'10" x 10'2" (2.1 x 3.1)



Radiator, laminate floor and two telephone points. Upvc double glazed windows to three sides and Upvc double glazed French doors to side.

## First Floor

### Landing



Loft hatch with drop down ladder and Upvc obscure double glazed window to side. Doors to bathroom and bedrooms;

### Bedroom One 10'9" x 11'1" (3.3 x 3.4)



Double bedroom with radiator, Upvc double glazed window to rear and fitted wardrobes with sliding doors and fitted dressing table. Opening to en-suite shower room;

### En-suite Shower Room 2'5" x 7'2" (0.75 x 2.2)



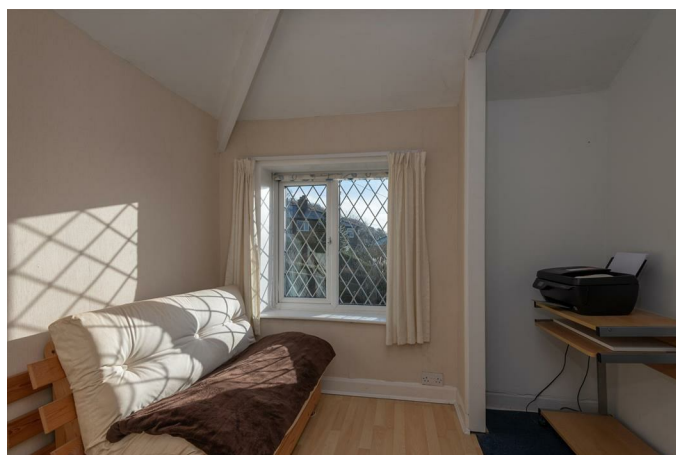
Three piece suite comprising low flush w.c. sink with vanity unit and shower cubicle with electric 'Mira' shower. Spotlight, tiled floor and walls. Upvc obscure double glazed window to rear.

### Bedroom Two 11'9" max x 13'3" max (3.6 max x 4.05 max)



Double bedroom with radiator, storage cupboard and Upvc double glazed leaded effect window to front.

### Bedroom Three 6'10" max x 9'2" max (2.1 max x 2.8 max)



Single bedroom with laminate floor and Upvc double glazed leaded effect window to front.

### Bathroom 5'2" x 7'2" (1.6 x 2.2)



Three piece suite comprising low flush w.c. sink with vanity unit and bath with mixer shower and folding glass shower screen. Tiled floor, part tiled walls and fitted cupboard. Upvc obscure double glazed window to rear and chrome heated towel radiator.

### External



To the front is a cobbled driveway and gas meter. To the rear is an outside tap, security lights and patio areas. Wooden summer house with security light, power and light and storage shed at the back. Lawn garden and wooden outhouse with Upvc double glazed windows to front and side, Upvc double glazed French doors to front, laminate floor and having power and light. To the side is a rockery garden with external light and electric meter.

### Parking

Off road parking for 3/4 cars.

### **Tenure**

We have been advised by the vendor that the property is freehold.

### **Water**

Water Rates

### **Energy Rating**

D

### **Council Tax Band**

C

### **Viewings**

Strictly by appointment. Contact Dawson Estates.

### **Property to Sell?**

Call for a FREE, no obligation valuation.

### **Solicitors**

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

### **Boundaries & Ownerships**

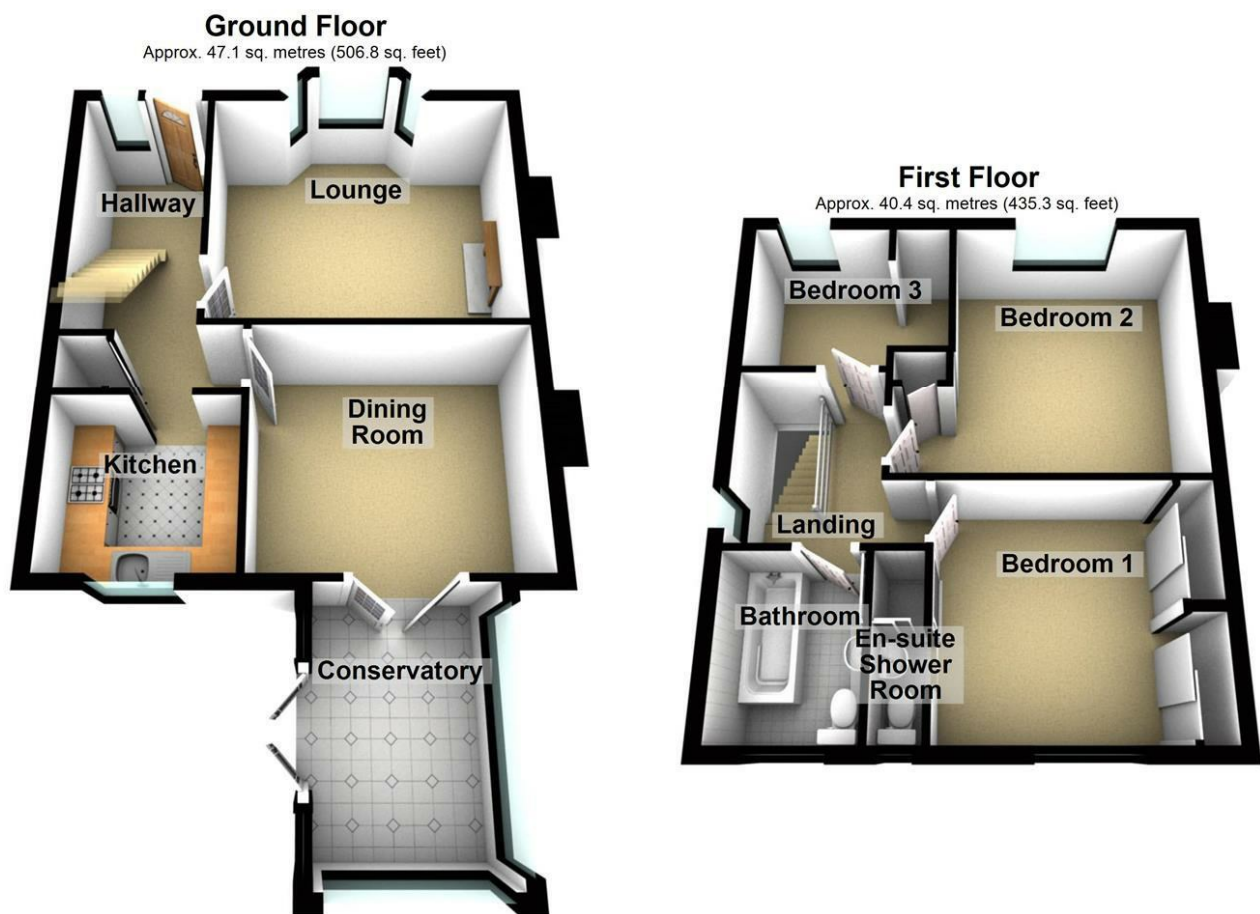
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### **Mortgages**

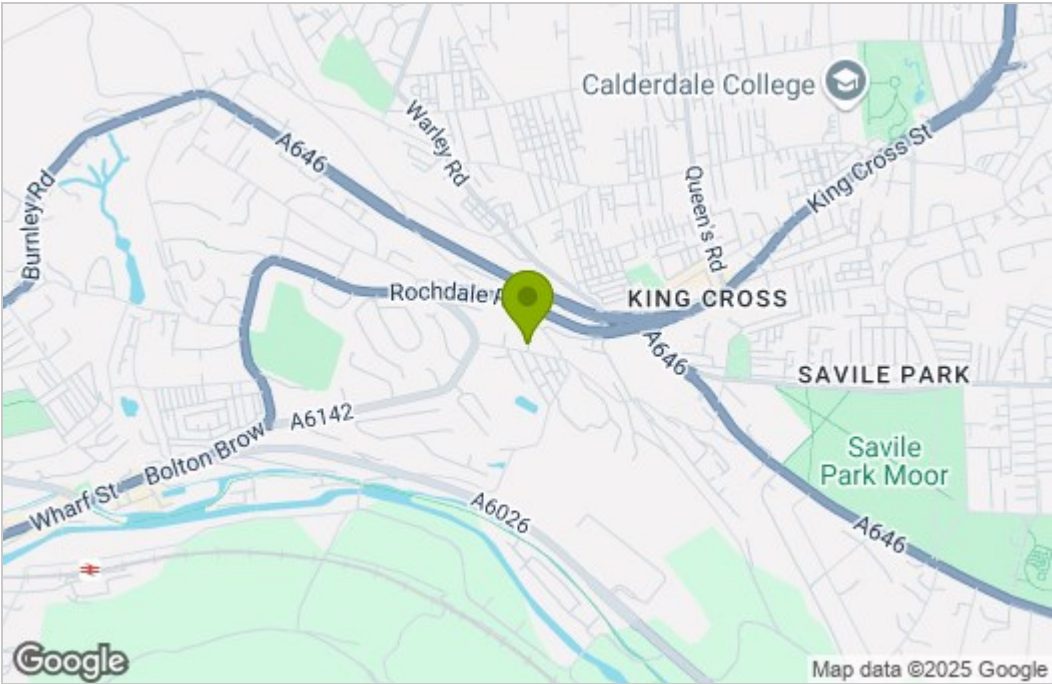
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



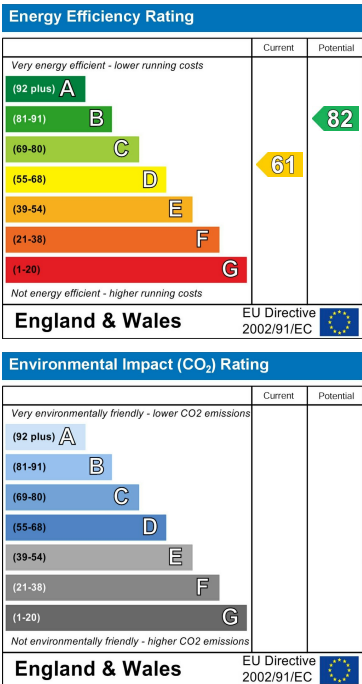
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.