



**WAINHOUSE**  
PROPERTIES



# 47 CLEVELAND AVENUE HALIFAX

**£125,000**  
**FREEHOLD**

Wainhouse Properties are delighted to offer this fantastic traditional stone built terrace with 3 bedrooms over 3 floors, perfect for first time buyers or BTL investors. In brief the property comprises of a spacious lounge with electric fire, leading in to the kitchen with integrated appliances. Additionally, the cellar provides extra storage space. The first floor has a large double bedroom with built in wardrobes, three piece bathroom which has a large corner bath and a single bedroom currently used as an office. Stairs then lead you to the master bedroom which is a bright spacious room with built in wardrobes. The property has central heating & double glazing throughout and ample storage space. Outside to the rear is a fully paved garden that is all enclosed. There is on street parking to the front and rear of the property. The property has benefited from a full electric re-wire and new boiler. Viewing is essential to appreciate this fantastic through terrace.



## Living Room

Spacious living room with electric fire, double glazed window to the front and radiator.

## Kitchen

Fitted kitchen with integrated cooker and hob with an extractor fan above . There is plenty of storage and work surfaces to compliment what is a great practical kitchen. There is a large double glazed window overlooking the back yard which makes the kitchen feel bright and open. There is access to the cellar through the kitchen which allows for further storage.

## First Floor

With staircase to the second floor

## Bedroom One

Good sized double bedroom with built in wardrobes creating ample storage space. Double glazed window to the front and radiator.

## Bathroom

Comprising of WC, wash basin and large corner bath with shower.

## Bedroom Two

Single bedroom currently used as an office. Double glazed window and radiator.

## Second Floor

Hallway with stairs access to the main third bedroom

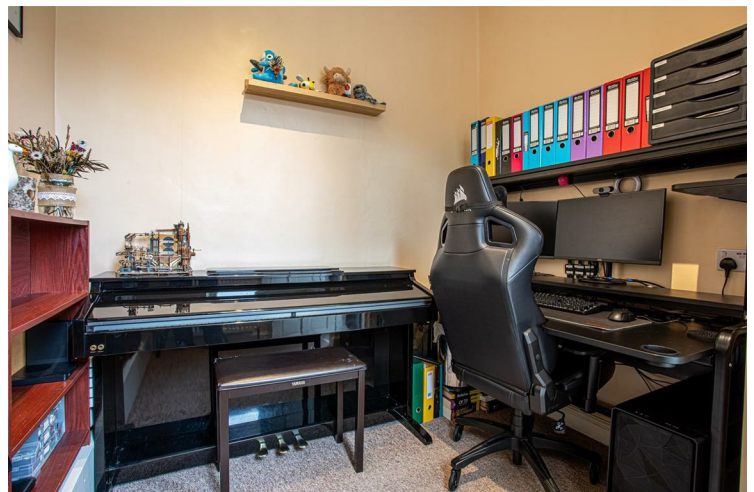
## Bedroom Three

Great sized dormer double bedroom. Large double glazed

window that gives the room plenty of light. Built in wardrobes with a radiator on the opposite wall.

## External

Paved area with gate to the front of the house with on street parking outside the property. To the rear, fully paved garden with lots of room to sit outside. The garden is fully enclosed and access to the back through a gate. On street parking is also available to the rear of the house.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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