



**Kliffen Place, Halifax, HX3 0AL**  
**Per Month £950 Per Month**

**E&H** Edkins Holmes  
ESTATE AGENTS

A spacious three-bedroom home with potential in a convenient central location

Located just a short distance from Halifax town centre, this three-bedroom stone-built terrace offers generous accommodation over three floors . Perfect for the employees of the nearby hospital, a family or mature couple, Kliffen Place is well-positioned close to the hospital, train station, and a range of local amenities.

The property features a spacious dining kitchen with newly installed electric oven, a separate lounge please note the gas stove is for display purpose only. Also state new electric cooker installed, no pets and no smokers.

traditional proportions and natural light. To the lower ground floor, a useful cellar room with both heating and plumbing.

To the first floor are two well-sized bedrooms and a house bathroom, with a further attic bedroom offering additional space for a growing family or flexible use such as a hobby room or study.

Externally, there is an enclosed patio garden to the rear, providing a private outdoor area that is easy to maintain.

EPC Rating D, Council Tax Band: A



## Ground Floor

### Inner Hall

#### Lounge 12'11" x 12'9" (3.962 x 3.896)

Gas stove. UPVC double glazed door to rear elevation.

UPVC double glazed window to rear elevation.

#### Dining Kitchen 11'11" x 12'8" (3.647 x 3.871)

Fitted kitchen with wall and base units. Stainless steel one and a half bowl sink. Electric cooker point. Cooker hood.

Radiator. UPVC double glazed door to front elevation.

UPVC double glazed window to front elevation.

### First Floor

#### Landing

Stairs leading from entrance hall. Stairs leading to second floor.

#### Bedroom One 12'3" x 13'2" (3.734 x 4.027)

Radiator. UPVC double glazed window to front elevation.

#### Bedroom Two 10'5" x 7'8" (3.180 x 2.342)

Fold down bed. Radiator. UPVC double glazed window to rear elevation.

#### Shower Room

Wash hand basin. Low flush W.C. Shower cubicle.

Radiator. UPVC double glazed window to rear elevation.

### Second Floor

#### Bedroom Three 19'1" x 13'1" (5.83 x 4.012)

Undereaves storage. Radiator. Velux window.

### Cellar

#### Cellar/Utility Room 12'11" x 12'11" (3.958 x 3.946)

Ceramic sink. Plumbing for washing machine. Boiler.

Radiator. Door to garden.

#### Cloackroom

Low flush W.C. UPVC double glazed window to rear elevation.

#### Cellar 11'8" x 11'8" (3.568 x 3.557)

## Front Garden

Patio yard with wrought iron fencing.

## Rear Garden

Enclosed patio garden.

## Council Tax Band:

A

## EPC

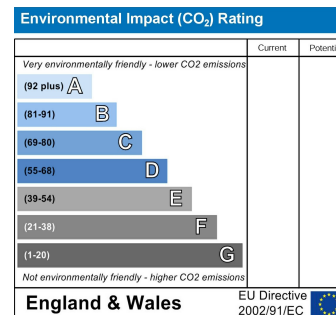
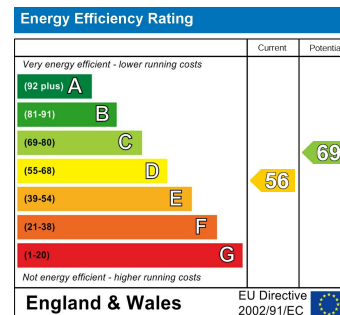
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This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.

We are not a member of a client money protection scheme.









All measurements are approximate and for display purposes only  
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