



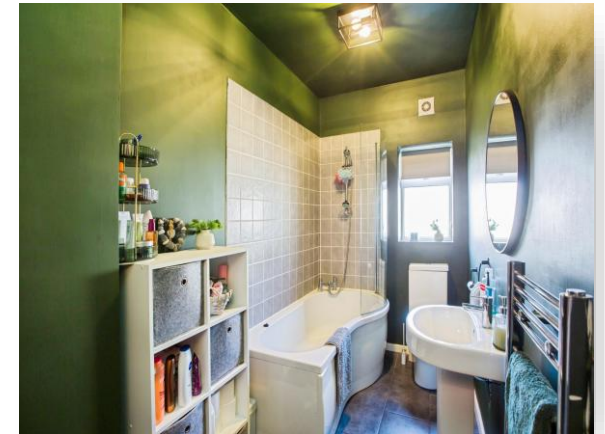
**Cleveland Avenue, HALIFAX, HX3 9BA**



**welcome to**

**Cleveland Avenue, HALIFAX**

Two bedroom mid-terrace property situated in Siddal which could be a great first time buyer opportunity marketed at a price of Offers Over £130,000. Well presented throughout and situated close to schools and amenities. Contact us now to view!



## Lounge

15' x 12' 5" ( 4.57m x 3.78m )

Spacious lounge with a double glazed window to the front elevation, gas central heating radiator and ceiling light point. The lounge provides space for free standing furniture and has carpeted flooring.

## Kitchen

8' 11" x 12' 2" ( 2.72m x 3.71m )

Fitted kitchen with wall & base units, complementary worksurfaces incorporating a stainless steel sink & drainer with mixer tap. There is a double glazed window to the rear elevation, door which provides access to the rear yard and door leading to the storage cellar. With an electric oven & gas hob with extractor hood, breakfast bar and the kitchen itself has vinyl flooring.

## First Floor Landing

With carpeted flooring, ceiling light point and the loft is also accessible from the first floor landing.

## Bedroom One

11' 5" x 12' 6" ( 3.48m x 3.81m )

Double bedroom with a double glazed window to the front elevation, gas central heating radiator and ceiling light point. The bedroom itself has carpeted flooring.

## Bedroom Two

6' 9" x 9' 1" ( 2.06m x 2.77m )

With carpeted flooring, ceiling light point, gas central heating radiator and a double glazed window to the rear elevation.

## Bathroom

The house bathroom comprises of a low level wc, wash hand basin with vanity unit and panelled bath with a shower over and glass shower screen. There is a frosted double glazed window to the rear elevation, ceiling light point and gas central heating towel rail. The bathroom itself has tiled flooring.

## Externally

To the front of the property there is on street parking and a paved yard. To the rear is a garden with gated access which is flagged.



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welcome to

## Cleveland Avenue, HALIFAX

- WELL PRESENTED THROUGHOUT
- GREAT FIRST TIME BUYER OPPORTUNITY
- SIDDAL LOCATION
- FRONT & REAR YARDS
- CLOSE TO SCHOOLS AMENITIES

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

# £130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX115358 - 0002

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