

local
properties

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11 Clough Place Halifax, HX2 8RN

£1,200 PCM

***** WELL PRESENTED FOUR BEDROOM END TOWN HOUSE - MODERN KITCHEN WITH INTEGRATED APPLIANCES - GENEROUS PLOT WITH ENCLOSED GARDENS & OPEN ASPECT - DOUBLE GARAGE & SECURE PARKING WITH ELECTRIC GATES - AVAILABLE NOW *****

This property has gas central heating and PVCu double glazing and comprises: entrance hall, lounge, dining kitchen with integrated appliances, ground floor shower room, landing, four bedrooms (three with fitted furniture), bathroom. On a generous plot, there are enclosed gardens to the front and rear, double garage, two outside stores and off street parking secured by electric gates. An early viewing of this stunning family home is advised. Deposit - £1380



• WELL PRESENTED FOUR BEDROOM END TOWN HOUSE • LOUNGE WITH WOOD BURNING STOVE • MODERN KITCHEN WITH INTEGRATED APPLIANCES • FAMILY BATHROOM & GROUND FLOOR SHOWER ROOM • GENEROUS ENCLOSED GARDENS FRONT & REAR

ENTRANCE HALL

Stone flagged floor. Stairs to first floor. Inset spotlights. Composite door and window to front. Radiator.

LOUNGE

With wood burning stove. Wall light points. Bow window to front and window to rear. Radiator.

DINING KITCHEN

With an excellent range of base and wall units with complementary granite worktops and inset sink. Gas hob with extractor hood over and electric oven. Integrated automatic washing machine and dishwasher. Fitted breakfast table with granite top and storage beneath. Stone flagged floor. Inset spotlights. Stable door and two window to rear. Radiator.

SHOWER ROOM

Fully tiled with shower cubicle, low flush wc and wash hand basin. Ceramic tiled floor. Heated towel rail. Window to side.

LANDING

Access to loft. Inset spotlights. Window to front. Radiator.

BEDROOM ONE

With fitted wardrobe. Window to rear. Radiator.

BEDROOM TWO

With fitted wardrobes to one wall. Window to rear. Radiator.

BEDROOM THREE

With fitted wardrobe. Window to rear. Radiator.

BEDROOM FOUR

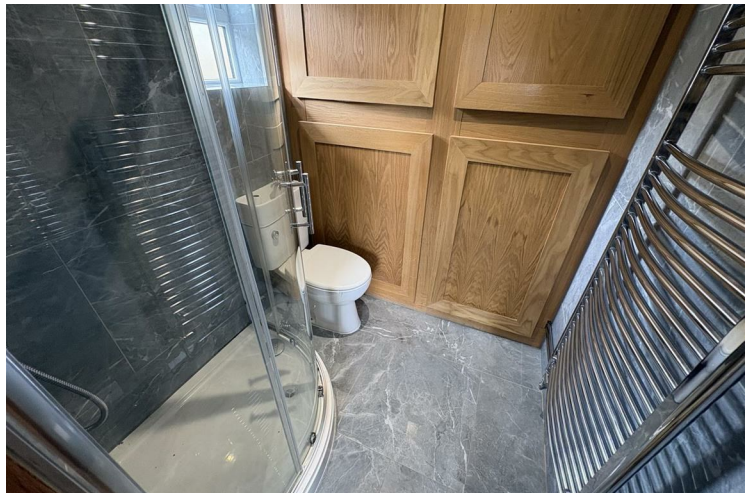
Window to front. Radiator.

BATHROOM

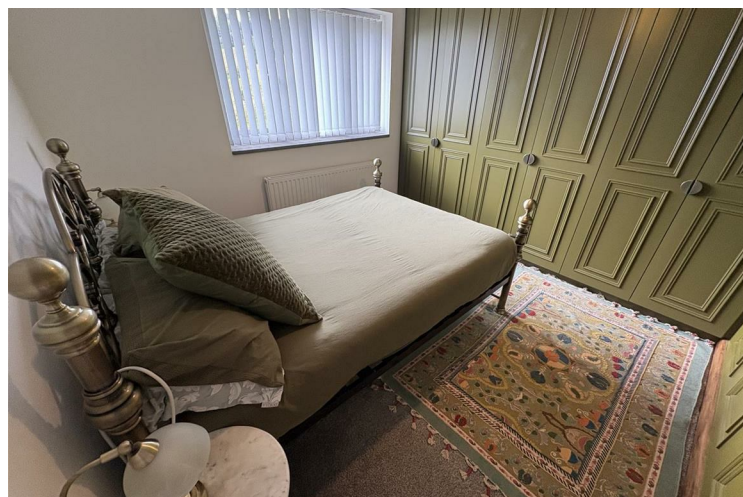
Fully tiled with three piece suite comprising: free standing roll top bath with shower attachment, pedestal wash hand basin, low flush wc. Ceramic tiled floor. Victorian style radiator with towel rail. Window to side.

EXTERIOR

Enclosed garden to the rear of the property which is mainly laid to lawn with paved patio. Further enclosed garden area beyond with outside store. Low maintenance garden to the front of the property with paved patios. Decking terrace to the side. Outside store. Double detached garage and off street for tree vehicles secured by electric gates. Further off street parking beyond the gates.



• DOUBLE GARAGE & TWO OUTSIDE STORES • SECURE OFF STREET PARKING WITH ELECTRIC GATES • EPC - C • DEPOSIT - £1380 • AVAILABLE NOW





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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

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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