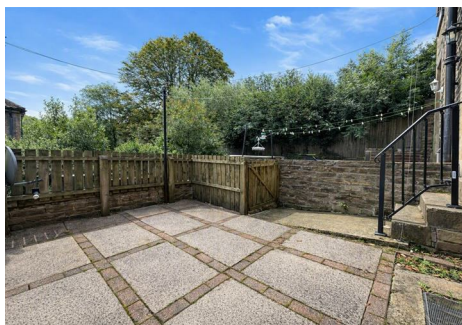




49 Cheltenham Place, Halifax, HX3 OAW

Offers Around £175,000

- : Mid Terraced Period Residence
- : Modern Fitted Breakfast Kitchen
- : Ideal For First Time Buyers & Investors
- : Easy Access To M62
- : Highly Desirable Residential Location
- : 2 Good Sized Bedrooms
- : Spacious Cellar
- : Close To Outstanding Schools
- : Close to Local Amenities and Halifax Town Centre
- : Viewing Essential

49 Cheltenham Place, Halifax HX3 0AW

Situated in this highly desirable and extremely convenient residential location lies this attractive stone-built, two-bedroom period through terrace, providing well-presented accommodation which will be of particular interest to the first-time buyer, professional couple or property investor.

The property briefly comprises an entrance hall, lounge, spacious dining kitchen, useful basement cellars, two bedrooms, modern bathroom and store room. Externally, there is a small walled frontage together with a flagged garden/yard to the rear. The property benefits from uPVC double glazing and gas central heating.

Cheltenham Place is ideally positioned for easy access to the excellent local amenities of Skircoat Green and Savile Park, including highly regarded schools, shops, parks and recreational facilities, whilst Halifax town centre and the Trans-Pennine road and rail network are also readily accessible. The M62 motorway network is within easy reach, providing convenient access to the major commercial centres of Leeds and Manchester.

An internal inspection is strongly recommended to fully appreciate the accommodation provided.



Council Tax Band: A



ENTRANCE HALL

The uPVC double glazed front entrance door opens into the entrance hall with laminate wood flooring, cornice to ceiling, ceiling light point, radiator with decorative cover and complementary dūcor.

From the Entrance Hall a door opens into the:

LOUNGE

9'2" x 12'1"

An attractive reception room with uPVC double glazed window to the front elevation, fitted carpet, cornice to ceiling, feature electric fireplace, TV point, one double radiator and inset ceiling spotlights.

From the Entrance Hall a door opens into the:

BREAKFAST KITCHEN

13'1" x 12'5"

A spacious dining kitchen fitted with a range of modern wall and base units incorporating complementary work surfaces and a central kitchen island providing additional preparation space and useful storage.

The kitchen incorporates a CDA four-ring gas hob, built-in oven and grill, integrated fridge freezer and sink unit with fitted brass mixer tap. There is laminate wood flooring, a uPVC double glazed window to the rear elevation, one double radiator, ceiling light fitting incorporating three LED lights and a uPVC double glazed rear entrance door opening onto the garden.

From the Dining Kitchen a door provides access to the cellar head with steps leading down to the:

BASEMENT CELLARS

UTILITY CELLAR

13'1" x 12'5"

Providing an excellent utility and storage area with power and light, plumbing for an automatic washing machine, uPVC double glazed window to the rear elevation and housing the Ideal Logic gas combination boiler.

STORAGE CELLAR

13'1" x 12'1"

Providing substantial additional storage space.

From the Entrance Hall, stairs with fitted carpet lead to the:

FIRST FLOOR LANDING

With fitted carpet, complementary dūcor and access to the first-floor accommodation.

From the Landing a door opens into:

BEDROOM ONE

13'1" x 12'1"

A spacious double bedroom with uPVC double glazed window to the front elevation, fitted carpet, one double radiator and inset ceiling spotlights.

From the Landing a door opens into the:

BATHROOM

Fitted with a modern white three-piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-flush WC. The bathroom benefits from tiled surrounds, uPVC double glazed window to the rear elevation, chrome heated towel rail, inset ceiling spotlights, fitted mirror and useful airing/storage cupboard.

From the Landing a door opens into:

BEDROOM TWO

6'6" x 10'5"

With uPVC double glazed window to the rear elevation, fitted carpet, one double radiator and inset ceiling spotlights.

STORE ROOM

A useful additional storage room with fitted shelving, carpet and ceiling light point.

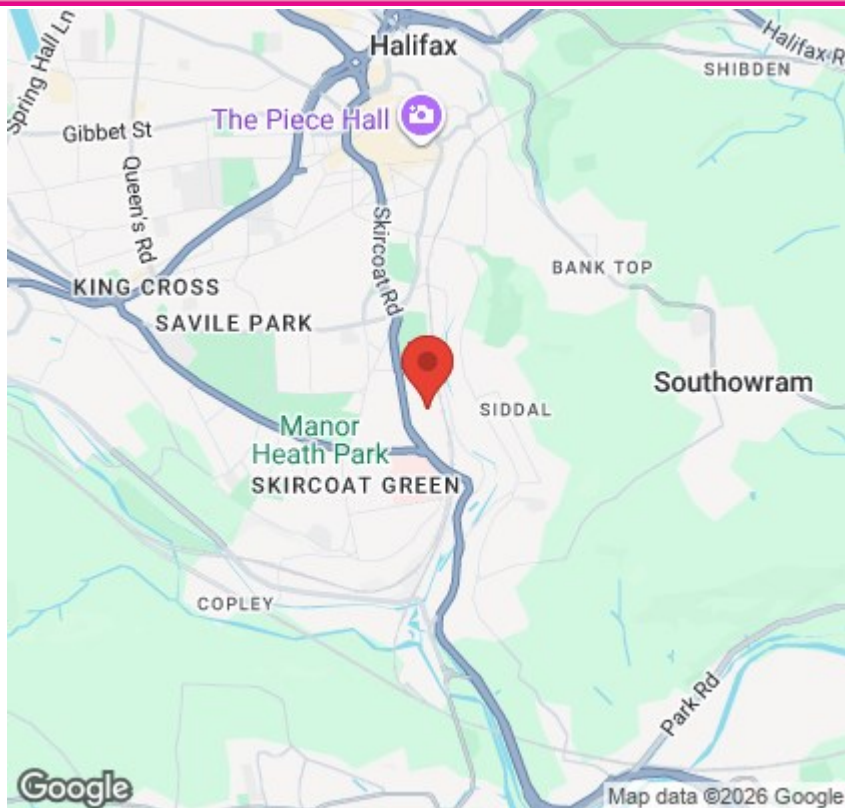
EXTERNAL

To the front of the property there is a small walled forecourt with gated access and a pathway leading to the front entrance door.

To the rear is a flagged garden/yard, providing an attractive and easily maintained outdoor seating area, with steps leading to the rear entrance door.

TO VIEW

Strictly by appointment through Kemp & Co Estate Agents
01422 349222.



Directions

SAT NAV HX3 0AW

Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

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

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APPROX GROSS INTERNAL FLOOR AREA: 101 sq.m / 1083 sq. ft