



Clevedon Place, Halifax, HX3 5QA



welcome to

Clevedon Place, Halifax

Recently renovated spacious two bedroom mid-terrace property situated in the Ovenden location of Halifax which is sold with no onward chain and could be a great first time buyer opportunity, Offers Over £125,000 Presented to a great standard throughout. Contact us now to view!



Entrance Hall

Enter the property through a UPVC door to the front elevation into the entrance hall where there is carpeted flooring, ceiling light point and providing access to the lounge and stairs to the first floor accommodation.

Lounge

13' 6" x 12' 1" (4.11m x 3.68m)

Well presented lounge with a double glazed window to the front elevation, gas central heating radiator, ceiling light point and two wall lights. With a gas fire & surrounding fireplace, space for free standing furniture and the lounge itself has carpeted flooring.

Kitchen/Diner

14' 11" x 13' 5" (4.55m x 4.09m)

Fitted kitchen with wall & base units, complementary worksurfaces over incorporating a stainless steel sink & drainer with mixer tap. There is a double glazed window to the rear elevation, gas central heating radiator, and a door which provides access to the rear yard. Boasting exposed beams adding character, oven & electric hob, wood flooring and providing space for dining furniture if desired.

First Floor Landing

With carpeted flooring, ceiling light point and providing access to the first floor accommodation.

Bedroom One

13' 5" x 13' 1" (4.09m x 3.99m)

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 and benefits from fitted wardrobes.

Bedroom Two

13' 11" x 7' 8" (4.24m x 2.34m)

With carpeted flooring, gas central heating radiator, ceiling light point and a double glazed window to the rear elevation. Bedroom two also benefits from storage space.

Bathroom

The house bathroom comprises of a white four piece suite which includes a low level wc, wash hand basin with vanity unit, corner bath with shower attachment and a shower cubicle. There is a frosted double glazed window to the rear elevation, ceiling light point and gas central heating radiator. The bathroom itself has tiled walls & flooring.

Cellar

15' 1" x 7' (4.60m x 2.13m)

Located in the basement is the cellar room which locates the house boiler. With a double glazed window to the front elevation, hand wash basin and storage rooms which would be ideal for extra storage space.

Externally

To the front of the property is a fenced yard with astro turf. To the rear of the property is a paved yard which is fenced for privacy with gated access.



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welcome to

Clevedon Place, Halifax

- FULLY RENOVATED
- SOLD WITH NO ONWARD CHAIN
- GREAT FIRST TIME BUYER OPPORTUNITY
- SPACIOUS & PRESENTED TO A GREAT STANDARD THROUGHOUT
- STORAGE CELLAR

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX114871 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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