



52 Cheltenham Place, Halifax, HX3 0AW

£125,000

- : Popular & Convenient Location
- : 2 Bedrooms
- : Rear Yard
- : Easy Access To Halifax Town Centre
- : Easy Access To M62
- : Stone Built Period terraced Residence
- : Requires Complete Modernisation
- : Ideal For a Property Investor Or First Time Buyer
- : Close To Outstanding Schools
- : Realistically Priced

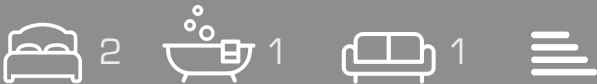
52 Cheltenham Place, Halifax HX3 0AW

Situated in this popular and extremely convenient residential location lies this stone-built through terraced residence providing two-bedroom accommodation. Although the property requires modernisation, which is reflected in the realistic asking price, it offers excellent potential for those looking to create a superb home or investment property.

The accommodation briefly comprises a lounge, kitchen, cellar, two bedrooms, bathroom, enclosed rear yard and a small garden to the front. The property also benefits from gas central heating.

The property provides excellent access to the local amenities of Skircoat Green and Savile Park, as well as easy access to Halifax Town Centre and the Trans-Pennine road and rail network, linking the business centres of Manchester and Leeds.

Although the property requires modernisation, which is reflected in the asking price, an internal inspection is strongly recommended to fully appreciate the potential this stone-built terraced residence provides. The property is being offered for sale at this realistic asking price in order to encourage a prompt sale and will be of particular interest to first-time buyers and property investors alike.



Council Tax Band: A



LOUNGE

12'9" x 14'2"

Front entrance door opens into the lounge with window to the front elevation, feature fireplace incorporating a living flame gas fire set on a marble hearth, cornice to the ceiling and one double radiator.

From the lounge door to the

KITCHEN

9'8" x 8'9"

with fitted with wall and base units incorporating a stainless steel sink unit. Window to the rear elevation, one double radiator and rear entrance door. The kitchen requires complete modernisation.

from the kitchen door to cellar head with steps down to the

CELLAR

which also houses the central heating boiler and provides useful storage

from the kitchen door opens to stairs leading to the

FIRST FLOOR LANDING

With window to the rear elevation and access to the loft space.

from the landing door to

BEDROOM ONE

9'9" x 12'7"

Double bedroom with window to the rear elevation, built-in wardrobe with double doors and one double radiator.

From the landing door to

BEDROOM TWO

6'6" x 10'6"

Window to the front elevation and one double radiator.

from the landing door to the

BATHROOM

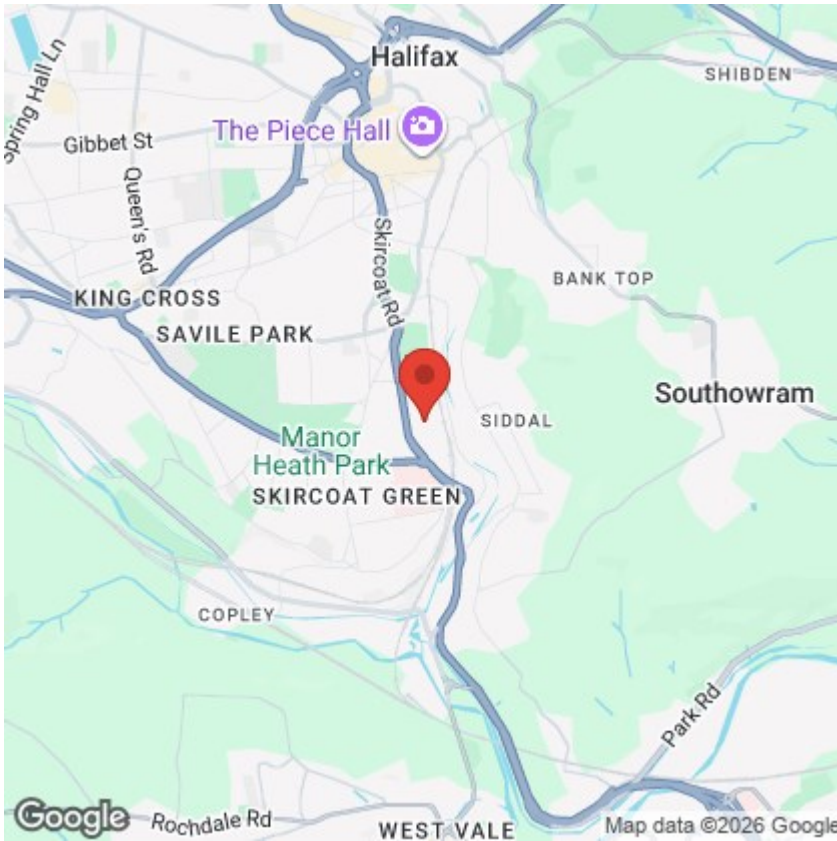
The bathroom is fitted with a white three-piece suite incorporating a pedestal wash hand basin, low flush W/C and panelled bath with mixer shower tap. The walls are tiled around the bath, with window to the front elevation and one double radiator.

GENERAL

The property is constructed of stone and is surmounted by a blue slate roof. It has the benefit of all mains services including gas, water and electricity, together with gas central heating. The property is Freehold and is in Council Tax Band A

EXTERNAL

To the front of the property there is a small garden with a path and steps leading to the front entrance door. To the rear of the property there is an enclosed flagged yard.



Directions

SAT NAV HX3 0AW

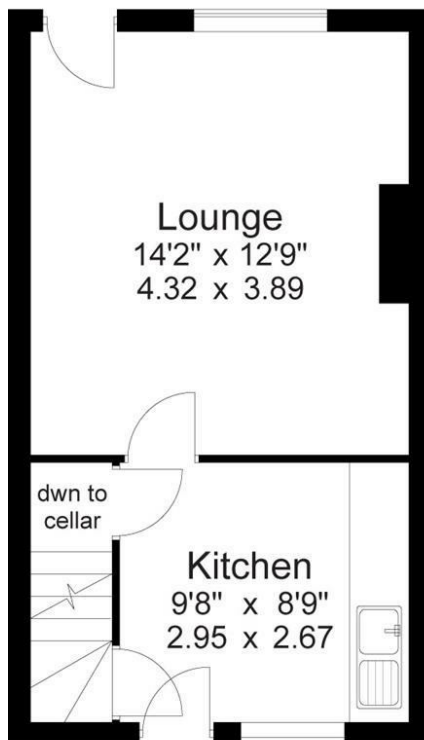
Viewings

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

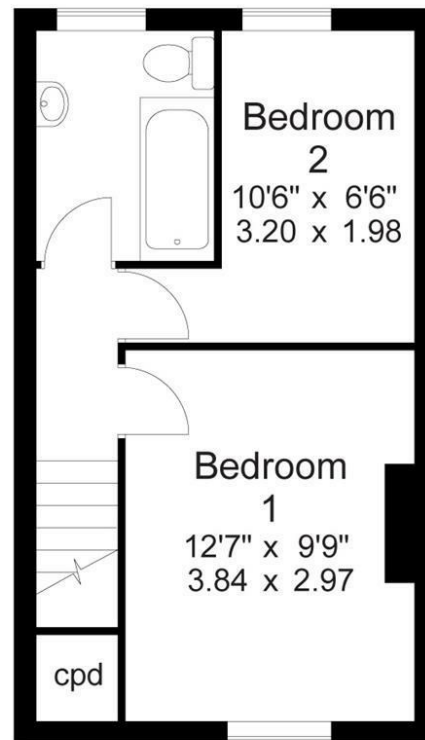
EPC Rating:

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	

Approx Gross Floor Area = 592 Sq. Feet
= 55.1 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.