

MARSH & MARSH PROPERTIES

30 Kliffen Place, Halifax, HX3 0AL

£150,000



If you are looking for the ideal home for a first time buyer or property investing landlord, this will be the house for you. Offered with the added benefit of NO CHAIN, the house is located on a quiet street, on the outskirts of Halifax town centre, just a stone's throw from Calderdale Royal Hospital. The house features low-maintenance gardens to both the front and rear, with the rear benefitting from the valley views beyond. There is ample on street permit parking to the front of the property.

Internally the property is offered in good condition throughout, providing the opportunity to move in with little work required. The house offers a spacious and well thought out internal aspect, with its spacious living room, well-appointed kitchen, two good sized bedrooms, well-presented bathroom and spacious storage cellar. Just step inside and you will immediately see the potential on offer with this house.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

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This property benefits from being within the catchment areas of outstanding primary and secondary schools, both within walking distance. Also, there is easy access into Halifax town centre and excellent links to the M62 motorway, providing quick routes to Leeds, Manchester and Bradford. The Halifax train station also presents fantastic rail connections to the local area, including cross Pennine services and access to the Grand Central train service to London.

Owing to the whole host of fantastic features on offer, including the well-presented internal condition, highly sought after location and all offered with NO CHAIN, an appointment to view is essential in order to fully appreciate this welcoming home.

From the front of the property a uPVC double glazed door opens into the

HALLWAY

A welcoming entrance hallway that presents the ideal first impression to the property. With a single radiator, carpeted floor, central light fitting, cornice to ceiling and feature archway.

From the hallway a wooden door opens into the

LIVING ROOM



A large and spacious living room that offers ample space for a three piece suite along with additional furniture. A multi-fuel stove, on a brick hearth and with wooden mantelpiece, creates an ideal central feature for the whole room. A uPVC double glazed window, to the rear elevation, offers ample natural light as well as providing views over the valley to the rear. A uPVC double glazed door offers access to the garden to the rear

elevation. With a carpeted floor, central light fitting, a modern traditional styled radiator and television access point.



From the hallway an opening leads into the

DINING KITCHEN



A well laid out dining kitchen that creates a highly functional space. Laminated work surfaces (to two walls), with over and under counter cupboards and drawers, offers ample work space whilst a section extending into the centre of the room creates a breakfast bar; ideal for family meals. With an integrated hob, integrated oven, extractor hood, double radiator, wooden floors, tiled splash backs, uPVC double glazed window to

the front elevation, omni-directional ceiling spotlights, space for a fridge/freezer, rear storage cupboard, small uPVC double glazed window to the side elevation, cornice to ceiling and a stainless steel sink with stainless steel mixer tap.



From the hallway carpeted stairs lead up to the

LANDING



With a carpeted floor, single radiator, uPVC double glazed window to the side elevation, omni-directional ceiling spotlights, ample additional storage space (ideal for use as office space) and a loft access hatch.

From the landing wooden doors open into

BEDROOM 1



A large master bedroom that offers ample space for a king sized bed along with additional bedroom furniture. With a carpeted floor, uPVC double glazed window to the front elevation, central light fitting, a modern traditional styled radiator and cornice to ceiling.

BEDROOM 2



A good sized second bedroom, ideal for a child's room or guest bedroom. With a single radiator, carpeted floor, uPVC double glazed window to the rear elevation and central light fitting.

BATHROOM



A well-presented house bathroom that makes excellent use of the space on offer to create a highly functional room. With a panel bath, corner shower cubicle, electric shower, storage alcove, pedestal washbasin, close coupled toilet, wooden floor, tiled splashbacks, frosted uPVC double glazed window to the rear elevation, ceiling inset spotlights and stainless steel towel radiator.

From the kitchen a wooden door opens into the

CELLAR

An excellent addition to the property offering a large amount of additional storage space. The large cellar also features a second storage area with an additional cupboard that extends under the staircase. With two work surfaces, washbasin, central light fitting, power outlets, double glazed window to the rear elevation and single radiator.

GARDENS

To the front of the property is a charming, stone wall enclosed, patio garden that enhances the kerb appeal of the property.

To the rear is another low-maintenance garden, featuring a patio area, bordered by stone walls

and with a small shrub garden to the far end. The rear garden is ideal to sit out and relax or to have a barbeque whilst enjoying the valley views.



PARKING

To the front of the property there is ample on street permit parking.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, fitted alarm system and gas central heating.

Up to date EIRC, gas safety check and has an annually serviced fireplace.

TO VIEW



Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

LOCATION

What3words: ///circle.bulb.before

Google Plus Code: P46V+36V Halifax

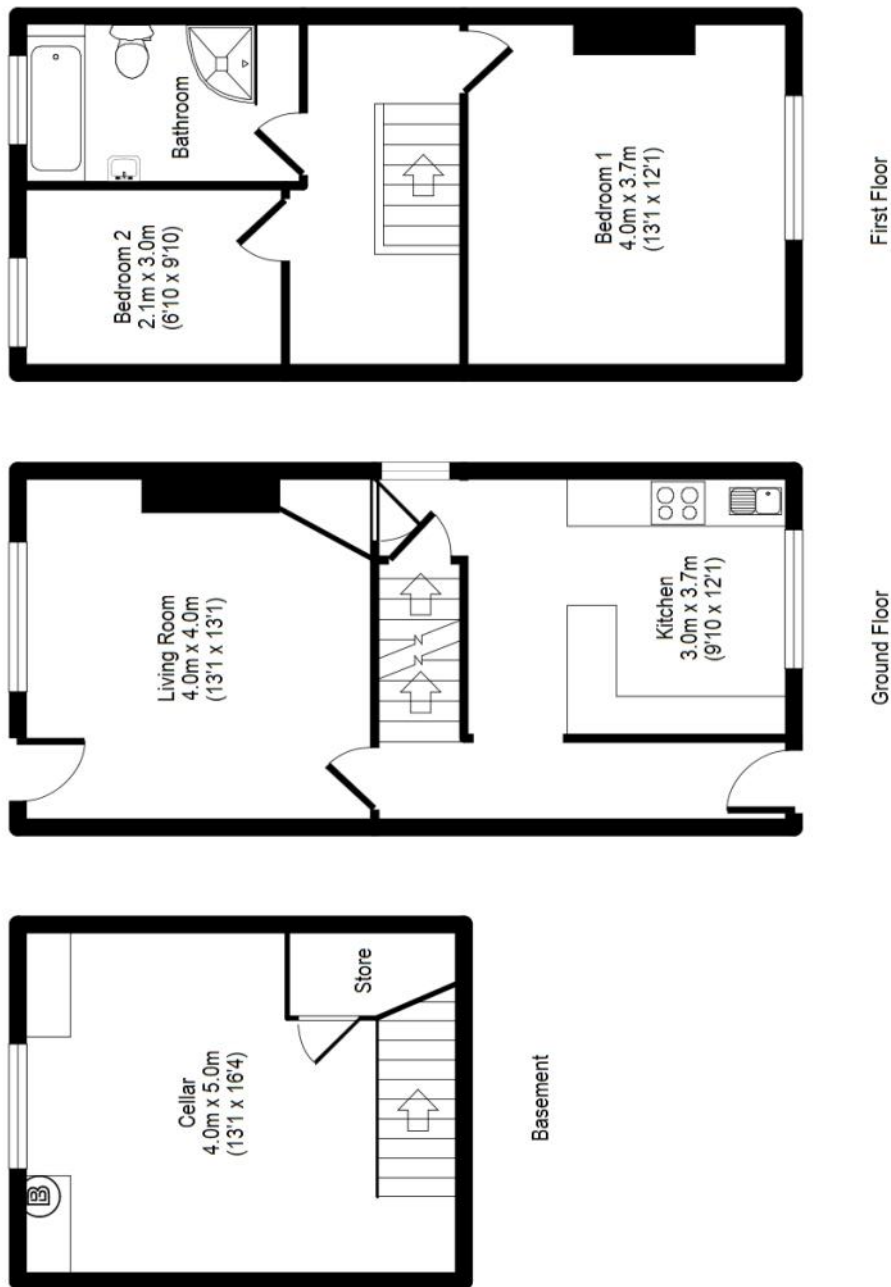
For sat nav users the postcode is: HX3 0AL

MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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APPROX GROSS INTERNAL FLOOR AREA: 90 sq. m / 964 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

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