



**18 CHELTENHAM PLACE
HUDDERSFIELD ROAD
HALIFAX
HX3 0AW**

First time buyers looking for your first home? Investor looking for a great buy to let prospect? This traditional stone built terraced home occupies a fabulous position off Huddersfield Road, within a short distance of the hospital and with easy access into Halifax or Huddersfield via the regular bus service, and to the M62 motorway at Ainley Top. Gas central heating and uPVC double glazed windows have been installed, whilst a gated paved patio garden at the rear offers some outside space, along with room to park a car, and there is permit parking on the street. (Permits are available from Calderdale Council for an annual fee.) The accommodation briefly comprises: Lounge and Kitchen to the Ground Floor, Landing with small Study area, Two good sized Bedrooms and Bathroom to the First Floor, with a gated car parking space/paved patio with large timber shed to the rear.

£120,000

LOUNGE

4.25 x 3.94 (13'11" x 12'11")

A feature fireplace and hearth houses a coal effect living flame gas fire and this room has traditional ceiling coving.



KITCHEN

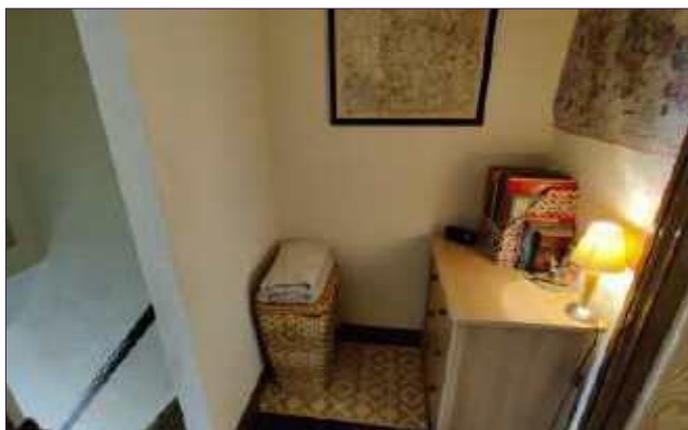
3.10 x 2.73 (10'2" x 8'11")

Fitted with a range of base and wall units with matching drawers and complementing work surfaces to matching returns. There is a useful storage cupboard under the stairs and a concealed gas boiler.



STAIRS and LANDING

A good sized landing area which has a small STUDY AREA.



BEDROOM ONE

3.94 x 2.94 (12'11" x 9'8")

Fitted with wardrobe cupboards.



BEDROOM TWO

3.00 x 2.74 (9'10" x 9'0")

A good sized double room which narrows towards the door but the measurements do not include the fitted wardrobe cupboards. Please see the floor plan for clarification.



BATHROOM

Fitted with a white three piece suite consisting of low level WC, wash basin and a narrow, shaped corner bath with mixer tap and shower head to folding shower screen.



OUTSIDE

To the front of the property is a small garden area, whilst to the rear is a private patio area, mostly currently occupied by a large timber shed, and gated car parking space. There is also permit parking outside the property. We understand that permits cost £25 per annum from Calderdale Council.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			89
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			91
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

ADDITIONAL INFORMATION

Tenure: Freehold.
Calderdale Council.
Council Tax Band: A.

DIRECTIONS

Leave Halifax centre via Huddersfield Road (A629) and proceed out past The Shay football ground. Before reaching the hospital turn left into Coronation Road, and Cheltenham Place is located towards the bottom of the street on the right hand side. Postcode: HX3 0AW.

Misrepresentation act 1967. Boococks Estate Agents for themselves and for vendors of this property whose agents they are given notice that:

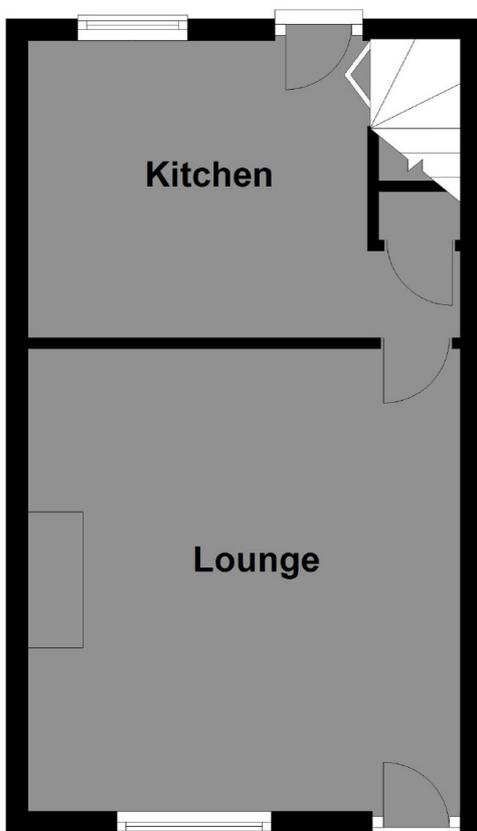
(i) the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract.

(ii) all descriptions, metric and imperial dimensions, reference to conditions and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

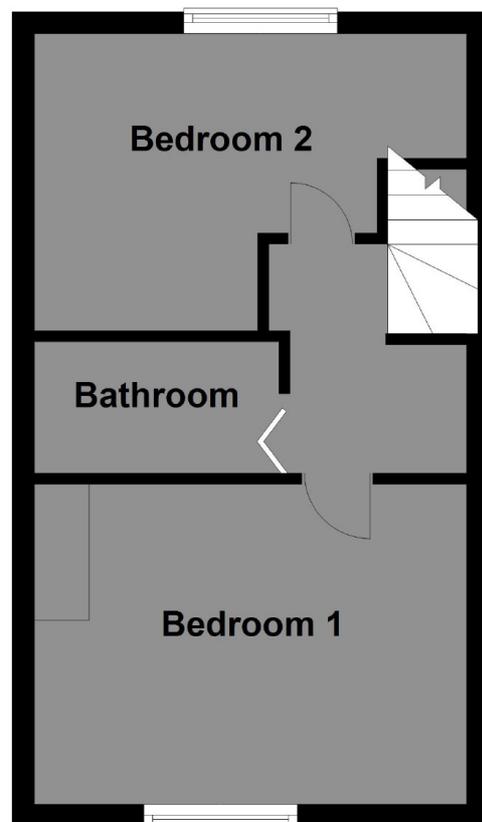
(iii) no person in the employment of Boococks Estate Agents has any authority to make or give any representation or warrant whatever in relation to this property.

18 CHELTENHAM PLACE, HUDDERSFIELD ROAD,
HALIFAX, HX3 0AW

Ground Floor



First Floor



Floor plans are indicative and are not drawn to scale.
Plan produced using PlanUp.