



**7 CHELTENHAM PLACE  
HALIFAX  
HX3 0AW**

Looking character in your next home? Would you like two reception rooms and a large family kitchen? We challenge you to find better than this deceptive stone built home which has an extra floor to what you can see on the photograph. The lower ground floor is home to a fabulous family kitchen which has a stone floor and is well stocked with traditional style units, and a utility room whose light comes on when you enter the room. The upper ground floor has open floorboards with two great reception rooms, the lounge with wonderful stained glasswork to the entrance door, a ceiling rose and coving, picture rail and a stripped brick fireplace with a nice square surround, and the sitting room having an open Victorian fireplace, fully working, with surround and tiled inset, along with stripped wooden cupboards and that view across to the hills in the distance. Upstairs doesn't disappoint, with a large main bedroom which again has open wooden floorboards and a decorative Victorian fireplace and hearth, the second bedroom with wooden fitted wardrobe and the bathroom being well fitted with a freestanding shaped bath and a large shower enclosure. There is also a useful box room which might make a study/home office area and the loft is boarded for extra storage.

**£150,000**

## MAIN ENTRANCE



## LOUNGE

4.02 x 3.66 (13'2" x 12'0")

Packed with traditional features, including wooden floorboards, a stained glass entrance door with textured fanlight, picture rail, ceiling coving and central rose and a traditional square fire surround housing a stripped brick fireplace.



## SITTING ROOM

4.02 x 3.94 (13'2" x 12'11")

Featuring a real, working Victorian cast iron fireplace to surround with mosaic tiled insert, stripped wooden cupboards fitted beside the chimney breast, wooden floorboards and a stained glass door leading to the staircase down to the lower floor which has sensor lighting.



## STAIRS TO LOWER GROUND FLOOR



## DINING KITCHEN

3.86 x 3.83 (12'8" x 12'7")

A traditional family kitchen with great character. A stone floor provides the base and there is an extensive range of fitted base and wall units with matching drawers, incorporating an integrated fridge, and complementing wooden work surfaces to textured tiled surrounds and with worktop lighting. A Belfast sink is fitted into the units and there is a gas and electric range set into the chimney breast.



## UTILITY ROOM

2.81 x 2.67 (9'3" x 8'9")

With fitted base units and drawers to work surface, beneath which is plumbing for a washing machine. There is plenty of room for storage or further appliances.



## FIRST FLOOR LANDING

With access to a boarded loft storage area.

## BEDROOM ONE

4.02 x 3.68 (13'2" x 12'1")

With a decorative Victorian cast iron fireplace and tiled hearth, and open wooden floorboards.



### **BEDROOM TWO**

3.22 x 2.06 (10'7" x 6'9")

With a stripped wooden fitted wardrobe.



### **BOX ROOM**

1.57 x 1.39 (5'2" x 4'7")

A useful space for use as a walk in wardrobe or for storage, or even as a small office/study for those who need to work from home.

### **BATHROOM**

Fitted with a four piece suite consisting of a low level WC, a wash basin set into a vanity unit, a lovely freestanding shaped bath and a large shower enclosure, to part tiled walls and tiled floor. There is also a chrome ladder style heated towel rail.



### **Outside**

To the rear of the property is an enclosed yard, beyond which is a nice view across to the hills. Residents' permit parking is available on the street to the front.



### **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. After a short distance turn left into Coronation Road, and Cheltenham Place can then be found on the right hand side. Postcode: HX3 0AW.

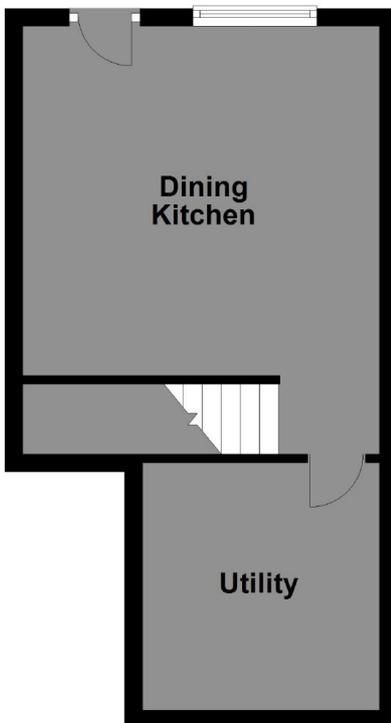
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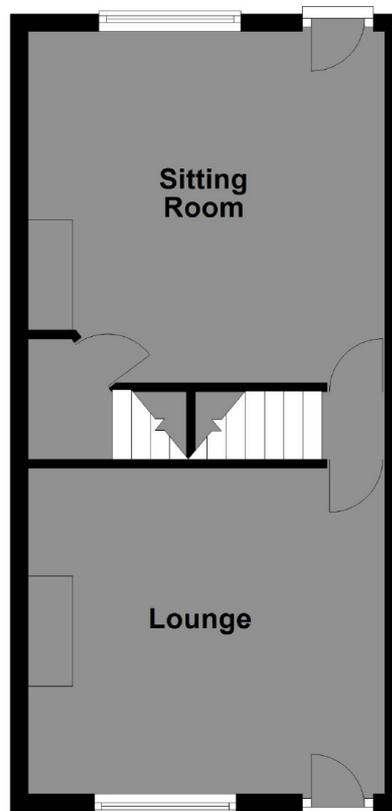
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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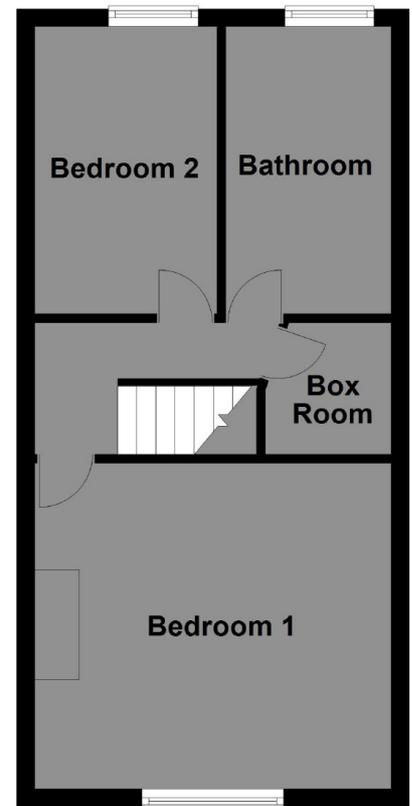
**Lower Ground Floor**



**Upper Ground Floor**



**First Floor**



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