Chapters



4 HIGHCLIFFE DRIVE
HALIFAX

£165,000
FREEHOLD

Situated on Highcliffe Drive in Halifax, this mid-terrace property offers two bedrooms, an additional attic room and well-proportioned living space throughout. The ground floor comprises a welcoming reception room, a well-presented kitchen/dining room and a conservatory, providing additional space and plenty of natural light. Externally, the property benefits from front and rear gardens, along with off-road parking for multiple vehicles. With its additional attic room, practical living space and convenient parking, this property would suit a range of buyers, including first-time buyers, small families and those looking for extra space to work from home. Don't miss the opportunity to make this property your own. Contact us today to arrange a viewing.





• TWO BEDROOM TERRACED PROPERTY • ADDITIONAL ATTIC ROOM • CONSERVATORY • OFF ROAD PARKING FOR TWO CARS

Entrance

Entering through a uPVC door into the entrance hall, which features a radiator, stairs leading to the first-floor landing and a door providing access to the following room.

Living Room

The living room features a large bay window to the front elevation, allowing plenty of natural light into the room. There is a feature gas fireplace with surround, a radiator and a door leading through to the kitchen/dining room.

Kitchen Dining Room

The kitchen is fitted with matching wall and base units, complemented by integrated appliances including a fan oven, gas hob, extractor fan and dishwasher. There is a sink with drainer, plumbing for a washing machine and a double-glazed window to the rear elevation. A door also provides access to the cellar.

The dining area offers space for a fridge/freezer and a dining table with chairs. French double-glazed doors lead through to the conservatory, with a radiator completing the room.

Conservatory

The conservatory features fully tiled flooring, a radiator and double-glazed French doors leading out to the rear garden, providing additional living space with access to the outside.

First Floor Landing

Stairs lead to the first-floor landing, with doors providing access to the bedrooms, bathroom and additional attic room.

Bedroom One

A well-proportioned double bedroom featuring a double-glazed window to the front elevation, a radiator and space for freestanding furniture. A door provides access to the attic room.

Attic Room

The attic room benefits from Velux window, radiator and lighting, along with built-in shelving and eaves storage to both sides, providing useful additional storage space.

Bedroom Two

A well-proportioned double bedroom featuring a double-glazed window to the rear elevation, mirrored





sliding wardrobes providing useful storage, a radiator and a built-in storage cupboard housing the boiler.

Bathroom

The bathroom comprises a walk-in shower, WC and wash basin set within a vanity unit. Further features include a frosted double-glazed window to the rear elevation, wall-mounted cupboards, wall panelling, inset spotlights, a heated towel radiator and laminate flooring.

External

To the front, the property benefits from off-road parking for two vehicles, alongside a lawned garden with mature shrubs. To the rear, there is a low-maintenance flagged patio area, ideal for outdoor seating.

Anti-Money Laundering

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £54 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.






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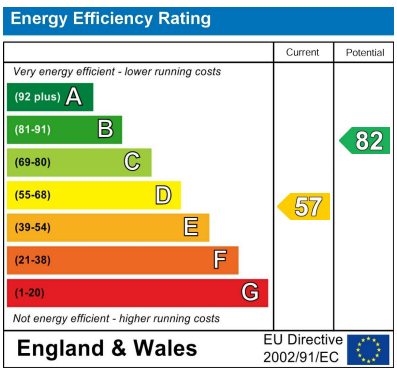
Additional Information

Local Authority	-	Calderdale	**Floor Area**	-	sq ft
Council Tax	-	Band B	**Tenure**	-	Freehold
Viewings	-	By Appointment Only			



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Chapters
40 Wharf Street
Sowerby Bridge
HX6 2AE

01422 652 317
hello@chaptersgroup.co.uk
https://chaptersgroup.co.uk/

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