



**8 BELGRAVE DRIVE
CLAREMOUNT
HALIFAX
HX3 6BG**

Can you picture yourself in a nice conservatory watching the kids enjoying the gardens? Do you need to be close to local schools? Would you value a nice outlook rather than looking straight across at other houses? Are you looking for a home you can move straight into? This three bedroomed home is positioned to the highly regarded Horley Green and provides lovely family accommodation, enhanced by gas central heating, uPVC double glazing and a security alarm. The entrance porch is an ideal place for coats and shoes and provides access to a main lobby. The good sized lounge had double sliding doors to the dining room which in turn has sliding doors into the conservatory. Imagine the space with those doors open! Sit in the conservatory for a lovely setting, or open up those doors for access to your patio seating area and family gardens. Upstairs you will find a spacious main bedroom with fitted wardrobes, two further bedrooms and a good sized shower room with a large shower enclosure. All in all this is a lovely family home less than a mile from Sainsbury's or from The Woolshops in Halifax town centre.

£170,000

ENTRANCE PORCH to LOBBY

Great for shoes and coats.

LOUNGE

4.58 x 3.57 narrowing to 3.42 (15'0" x 11'9" narrowing to 11'3")

A stone effect gas fire is fitted to a fireplace, and sliding doors lead through to the dining room, creating a really large space when opened up.



DINING ROOM

3.14 x 2.38 (10'4" x 7'10")

With oak effect flooring and sliding doors leading to the conservatory.



CONSERVATORY

3.25 x 2.23 (10'8" x 7'4")

A lovely room which enjoys an outlook over the rear gardens and has oak effect flooring.



KITCHEN

3.05 x 2.06 (10'0" x 6'9")

Fitted with a range of base and wall units with matching drawers and complementing work surfaces to tiled surrounds, and incorporating a stainless steel sink unit with mixer tap and integrated four burner gas hob to canopy hood with underbuilt electric oven.



FIRST FLOOR LANDING

With hatch and ladder to a boarded loft.

BEDROOM ONE

4.40 x 2.62 (14'5" x 8'7")

A good sized double room with a range of full height fitted wardrobes.



BEDROOM TWO

3.33 x 2.62 (10'11" x 8'7")

A second double room which overlooks the rear gardens.



BEDROOM THREE

2.65 x 1.89 including bulkhead (8'8" x 6'2" including bulkhead)

A single room to the front which has a bed base built above the bulkhead, creating more room.



SHOWER ROOM

Fitted with a white three piece suite consisting of a low level WC and a wash basin, both set into a vanity style unit, and a large shower enclosure. Walls are partly tiled and there is a chrome, ladder style heated towel rail.



OUTSIDE

There is a lower maintenance pebbled garden to the front, whilst the rear sees a fenced paved patio area, ideal for sitting out or enjoying a barbecue, and a lawn with an area of flowerbeds to add colour.



GARAGE

The property has a garage which is situated to the end of the cul-de-sac, just a short distance from the house.

ADDITIONAL INFORMATION

Tenure: Freehold.

Calderdale Council Tax Band: B.

DIRECTIONS

Leave Halifax along the A58 Leeds Road, bearing left on New Bank, signposted Claremount. Proceed straight ahead at the crossroads into Horley Green Road, following the road round to the left before turning right into Belgrave Drive, where the property can be found on the right hand side.
Postcode: HX3 6BG.

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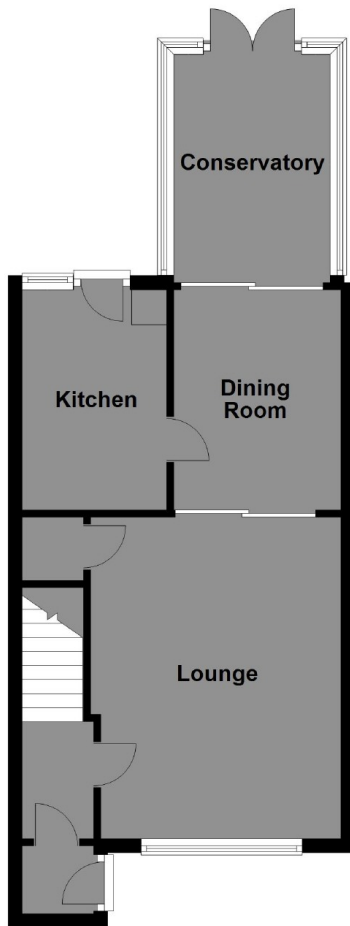
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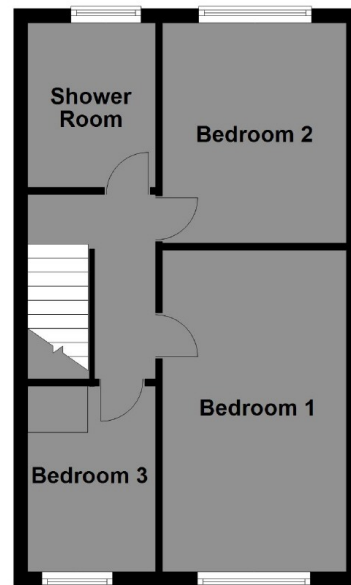
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Ground Floor



First Floor



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