

MARSH & MARSH PROPERTIES

222 Claremount Road, Halifax, HX3 6JP

£259,950



Situated on the outskirts of Halifax town centre is this, three bedroomed, townhouse; located in a prime and lofty position that offers outstanding, far reaching, views of the town centre that truly sets this property apart. Having undergone renovation, this charming house offers modern style living whilst retaining a charming cosy cottage feel. With almost the entirety of Halifax town centre being on view to the rear, and its south facing orientation, this property is something special. The house benefits from low-maintenance gardens to both the front and rear elevations in addition to the private parking, to the rear of the property, with driveway spaces.

Internally the property has a surprising amount of room and offers plenty of window space to take advantage of the views to the rear. With its large living room, well-appointed and open plan style dining/kitchen, three good sized bedrooms (two with ample space for a double bed), well-presented house bathroom, lower ground sitting room/study/occasional bedroom, utility room and storage room.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

The property, being situated just on the outskirts of Halifax town centre, presents excellent transport links. Halifax train station provides excellent train connections to the local area including access to the Grand Central train service. The M62 is just a short 15 minute drive away providing easy access to the major cities of Leeds, Manchester and Bradford. It is also situated within easy access to the outstanding grammar schools and good primary schools in the local area.

Owing to the whole host of features on offer with this property, its far-reaching views and newly renovated internals, an appointment to view is essential to ensure you don't miss out on this rare gem.

By the front door there is a storage cupboard providing fantastic external space for garden tools or recycling bins. From the front of the property a wooden door, with side double glazed frosted windows, opens into the

HALLWAY



The ideal reception as you step into the property; this light and bright space benefits from cupboard storage to one side, ideal for coats and shoes. With carpeted flooring, central light fitting and a single radiator.

From the hallway a wooden door opens into the

DINING KITCHEN

A well-appointed and presented kitchen that makes excellent use of the space on offer to create a highly functional room, offering space for a dining table to the far end of the room. The open plan nature into the living room creates a

large and spacious environment, ideal for modern living. Its laminated work surfaces, to two walls, all with over and under counter cupboards and drawers provide plenty of storage space, with an additional cottage style counter to the opposite side. With its integrated gas hob, integrated dual oven, fitted fridge/freezer, extractor hood, uPVC double glazed window to the front elevation, central light fitting, tiled splashbacks, vinyl floor and inset 1 ½ sink with mixer tap.



To the rear of the dining kitchen an opening leads directly into the living room. Alternate access is provided by a door from the hallway to the

LIVING ROOM



The living room is well illuminated via a uPVC double glazed window to the rear elevation, uPVC double glazed sliding doors and with two central

light fittings and wall mounted light fittings that create a light and bright space. The large number of windows provides a fantastic outlook, making the most of the far-reaching views. With its carpeted floor, cornice to ceiling, two single radiators and television access points.

Accessed via the sliding doors is the

BALCONY



With the views on offer with this property, this is the ideal addition. Perfect for sitting out on a summer's day or relaxing in an evening. The balcony has an iron railing running around and provides a full 180° view.

From the hallway a wooden door opens into the

WC



An excellent addition to the property that offers ground floor facilities. With a close coupled toilet, corner washbasin, vinyl floor, tiled splashbacks, traditional style radiator and central light fitting.

From the hallway a carpeted staircase leads up to the

LANDING



With a carpeted floor, uPVC double glazed window to the side elevation, central light fitting and loft access hatch.

From the landing wood panel doors open into

BEDROOM 1



A large master bedroom that offers ample space for a double bed along with additional bedroom furniture. To one end of the room there is a set of fitted wardrobes and drawers providing additional storage space. Its two uPVC double glazed windows, to the rear elevation, provide a fantastic vantage point of the views of Halifax. With a

carpeted floor, single radiator and central light fitting.



BEDROOM 2



Another good sized bedroom that provides space for a double bed along with further furniture. With a wood laminate floor, central light fitting, single radiator and a uPVC double glazed window to the front elevation.

BEDROOM 3

The ideal room for a child's bedroom, guest room or home office space. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the front elevation.



habitable and usable space. The lower hallway is a rather extensive area that provides a large amount of storage space that can fit a variety of purposes. With central strip lights, rear storage cupboard, under stairs storage and a vinyl floor.

From the lower hallway wooden doors open into the

SITTING ROOM / STUDY / OCCASIONAL BEDROOM

SHOWER ROOM



A brand-new house shower room that makes excellent use of the space on offer to create a highly functional room. With a corner shower cubicle, close coupled toilet, vanity inset washbasin, vinyl floor, tiled splashbacks and a central light fitting.

From the hallway a carpeted staircase leads down to the

LOWER HALLWAY



The lower hallway is part of the newly created lower ground floor. Originally the garage, this space has been expertly converted into a



Created as a craft/hobby room this space offers a fantastic opportunity for someone looking for a true multi-purpose room. This would be the ideal work from home office, sitting room, snug or even for use as an occasional bedroom should the need arise. The room benefits from bi-folding doors that lead out to the parking area to the rear of the property. With a carpeted floor, central strip light, dado rail and double radiator.

UTILITY ROOM

A brilliant addition to the property, the utility room offers additional work space that is tucked away from the main areas of the house. The utility room offers access to the rear garden via a uPVC double glazed door. With a wooden work surface, porcelain sink, feature copper pipe taps,

plumbing for a washing machine, space for a dryer, vinyl floor, ceiling strip light and a double radiator.



From the utility room a wooden door opens into the

WC



Another excellent addition to the property that offers lower ground floor facilities. With a close coupled toilet, corner washbasin, vinyl floor, tiled splashbacks and central light fitting.

From the lower hallway a wooden door opens into the

STORE ROOM



A large storage space with a wooden floor and central strip light.

GARDEN



To the front of the property is a beautifully presented patio and flowerbed garden. Enclosed by stone wall and wooden fence to create a charming frontage to the property that greatly enhances the property's kerb appeal. A wooden bin store is set to one side and a pathway leads to the rear of the property.



To the rear of the property is a fenced, low-maintenance, garden; featuring patio and artificial lawn that offers the ideal place to sit back and relax or to have a barbeque.



PARKING



There is a parking space provided by the driveway to the rear elevation in addition to the on-street

parking to the front of the property.

GENERAL



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

TO VIEW

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

LOCATION

What3words: ///broker.star.wash

Google Plus Code: P4JV+G6J Halifax

For sat nav users the postcode is: HX3 6JP

MORTGAGE ADVICE

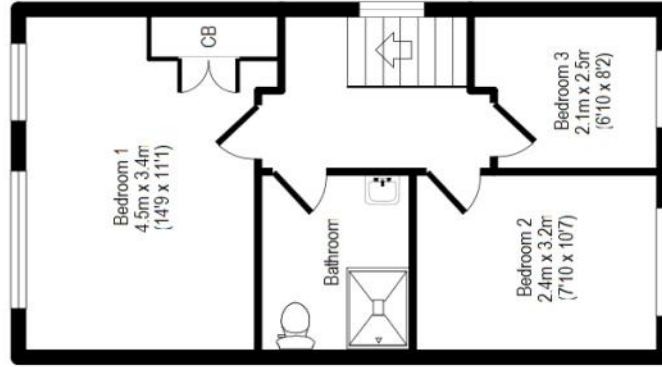
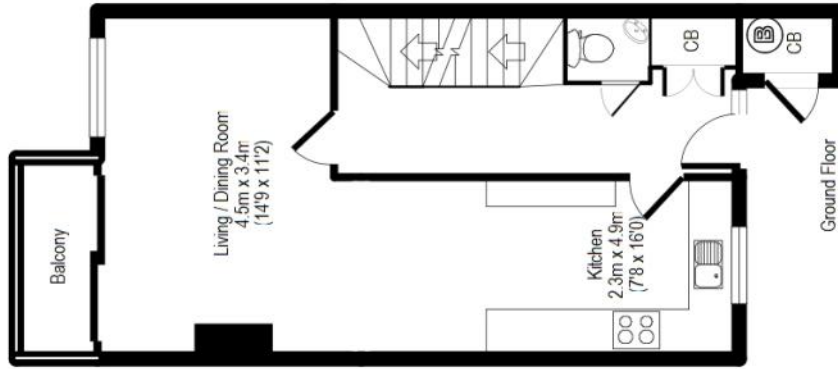
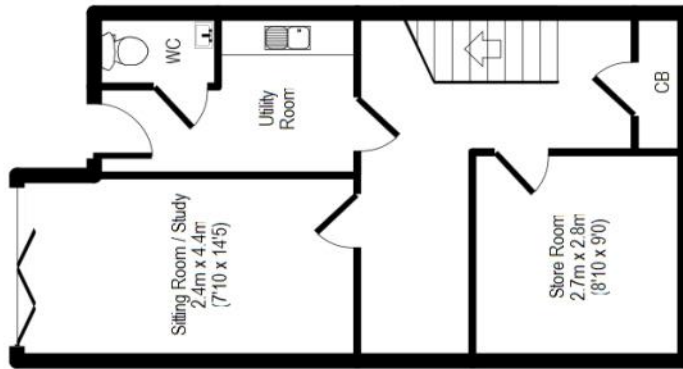
We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and

do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

222 Claremount Road, Halifax, HX3 6JP

116 sq. m / 1243 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. All images and dimensions are not intended to form part any contract or warranty.

(c) Marsh and Marsh Properties