

MARSH & MARSH PROPERTIES

171 Claremount Road, Halifax, HX3 6JL

£175,000



Situated on the outskirts of Halifax town centre, positioned overlooking the town centre in a lofty vantage point offering charming frontal views, is this three bedroomed property. A real TARDIS style property offering a large amount of internal space that you can't appreciate from the front appearance. The perfect family home, the house also benefits from pleasant outlooks to the rear to the well-maintained gardens to the rear. If you are looking for a spacious and well-presented property, this will certainly be of special interest. The property benefits from on-street parking to the front elevation and has a low-maintenance patio and artificial lawned garden to the rear elevation.

Internally the property benefits from a fantastic amount of space with a real flow throughout that will suit the modern style of living. Presented with a modern décor throughout, therefore, presenting the opportunity for a prospective buyer to move in with little work required. With its open plan style living & dining room, beautifully presented and bright kitchen, utility room, three double bedrooms (situated over two floors, with the master bedroom offering a very generous amount of space) and house bathroom.

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

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The property is situated just on the outskirts of Halifax town centre presenting 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 fantastic nature of this property, its ample internal space, well connected position and modern style, all offered for a realistic and attractive asking price, an appointment to view is essential.

From the front of the property a composite door opens into the

HALLWAY

A long entrance hallway that presents a welcome reception to the property. With a carpeted floor, single radiator, central light fitting and original feature arch.

From the hallway a wooden door opens into the

LIVING & DINING ROOM



A large and open plan living room and dining room combined. The rooms could easily be closed off should a new owner wish by the installation of a doorway between the rooms, however, currently it presents a fantastic open plan flow with dual aspect owing to the uPVC double glazed windows to the front and rear elevations. The living room space has a gas fireplace, inset into the chimney breast, with a hearth and mantelpiece, creating the ideal central feature for the room. There is also plenty of room for a three piece suite along with additional furniture. The living area consists of a cornice to ceiling, central light fitting, carpeted floor, double radiator and television access point.





The dining area offers plenty of space for a large family dining table along with additional under stairs storage space. With a carpeted floor, central light fitting and double radiator.

From the dining area a wooden door opens into the

KITCHEN



A well-appointed kitchen that makes excellent use of the space on offer, with laminated work surfaces to three sides, all with over or under counter cupboards and drawers. The kitchen has a uPVC double glazed window that looks into the utility room and a Velux window providing plenty

of natural light. With an integrated hob, integrated oven, stainless steel extractor hood, splashback tiling, vinyl flooring, fitted fridge, fitted freezer, central strip light and an inset stainless steel sink with stainless steel mixer tap.

From the kitchen a uPVC double glazed door opens into the

UTILITY ROOM



A fantastic addition to the property offering additional work space. The utility room has plumbing for a washing machine, space for a dryer and also houses an additional fridge/freezer to one corner. The utility room offers access to the rear garden via its composite door. With a uPVC double glazed window to the rear elevation, power outlets and solid concrete floor.

From the hallway a carpeted staircase leads up to the

LANDING

With a carpeted floor, uPVC double glazed window to the rear elevation and central light fitting.

From the landing wooden doors open into

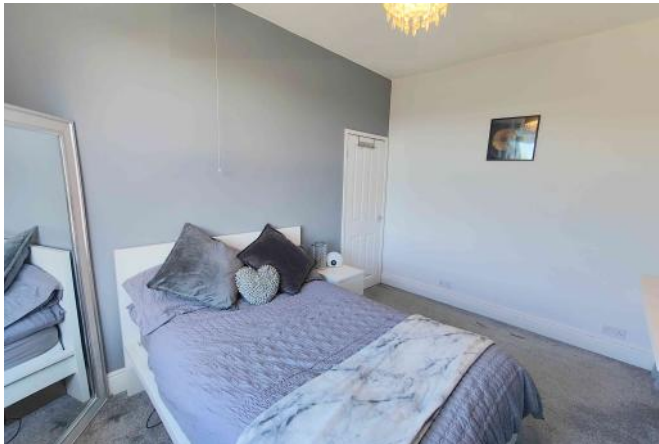
BEDROOM 2





Another spacious bedroom, again offering space for a double bed along with additional bedroom furniture. With a uPVC double glazed window to the rear elevation, central light fitting, carpeted floor and double radiator.

BATHROOM



A spacious bedroom that offers plenty of space for a double bed long with additional bedroom furniture. This room benefits from views overlooking Halifax to the front elevation from its uPVC double glazed window. With a central light fitting, carpeted floor and double radiator.

BEDROOM 3



A neatly presented and laid out house bathroom, featuring a panel bath, overhead shower, glass splash guard, pedestal washbasin, close coupled toilet, central light fitting, mermaid board walls, vinyl floor, frosted uPVC double glazed window to the front elevation and a stainless steel towel radiator.

From the landing carpeted stairs lead up to a wooden door that opens into

BEDROOM 1





A very large master bedroom that is located in the roof space offering a rather grand master bedroom that can accommodate a super king bed. There is more than ample room for a plethora of furniture and additional storage space. The room benefits from a beamed ceiling, skylight window, double radiator and central light fitting.

GARDEN

To the front of the property is a small patio garden, boarded by a stone wall offering a charming frontage.

To the rear of the property is a low-maintenance garden featuring a patio space, stone steps and an artificial lawn. The ideal place for potted plants.



PARKING

To the front of the property there is ample on street parking.

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: [///easy.career.nets](https://www.what3words.com/#!/en/very/very/very)

Google Plus Code: P4MQ+WFJ Halifax

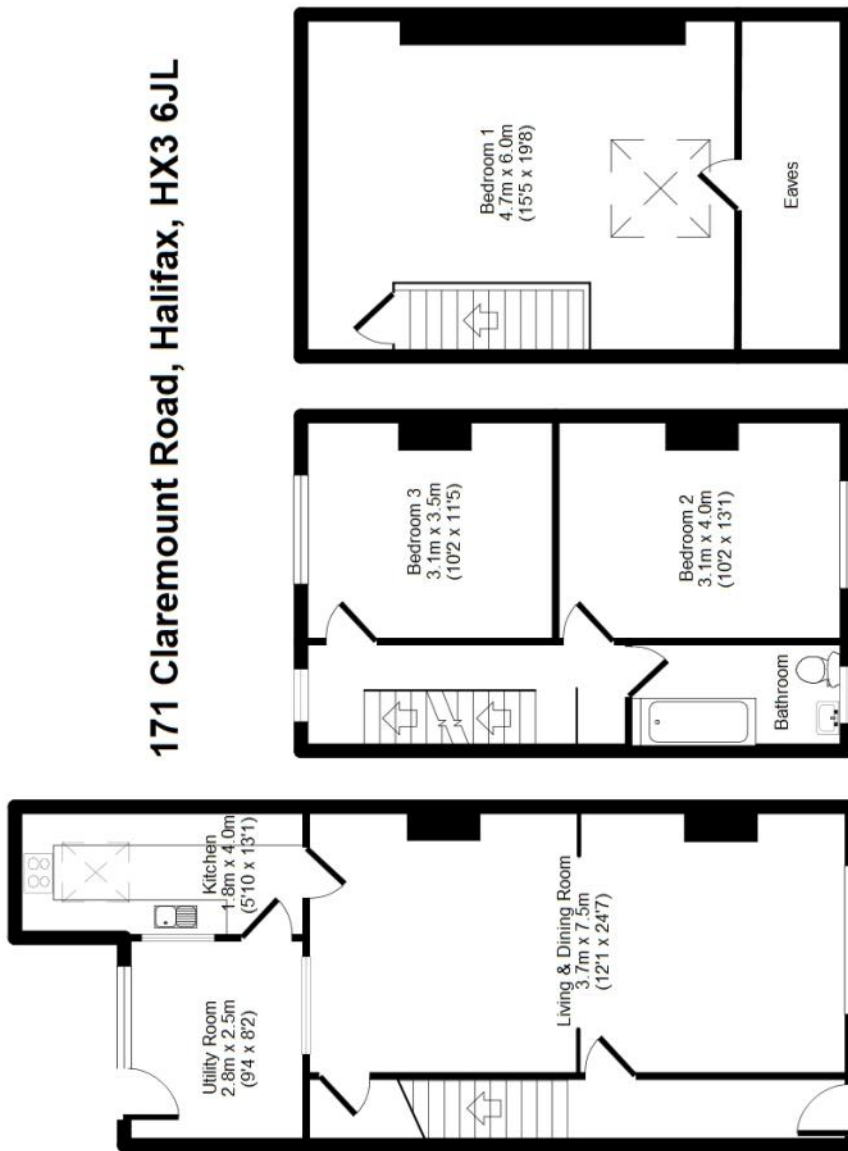
For sat nav users the postcode is: HX3 6JL

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.

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