

Peter David

Properties Ltd

Residential Sales and Lettings



Belgrave Grove, Claremount

£140,000





Peter David Properties are delighted to bring to market this TWO BEDROOM SEMI DETACHED BUNGALOW in Claremount. While the property requires a schedule of renovations, the price has been adjusted accordingly to accommodate the renovation needs.

The internal accommodation briefly comprises of an entrance hall, kitchen, lounge, two bedrooms and a wet room. Externally there are gardens to both front and rear with a detached garage and driveway providing off road parking.

Located in the popular area of Claremount, this property benefits from excellent commuter connections to both Halifax and Bradford, accessible via convenient road networks or public transportation. The area has a good selection of shops for everyday needs, along with a nearby primary school and a pre-school nursery.

- SEMI DETACHED
- TWO BEDROOMS
- OFF ROAD PARKING
- DETACHED GARAGE
- GARDENS FRONT AND REAR
- IN NEED OF MODERNISATION
- EPC RATING - D
- COUNCIL TAX BAND - B

Accommodation

Entrance hall

Enter the property via a UPVC door, with a storage cupboard and doors providing access to the kitchen and lounge.

Kitchen

6'3" x 10'6" (1.92 x 3.22)

With a range of matching wall and base units complementary work surfaces and tiled splash back. Stainless steel sink and drainer, Space for a freestanding cooker and undercounter fridge, central heating radiator and double glazed window.

Lounge

11'11" x 15'5" (3.65 x 4.7)

A good size lounge with a gas fire and feature stone chimney breast. Central heating radiator and a large double glazed window.

Bedroom one

8'6" x 13'2" (2.6 x 4.02)

Double bedroom with a central heating radiator and a double glazed window.

Bedroom two

9'8" x 6'11" (2.97 x 2.12)

This room lends itself to a variety of uses, including a bedroom, home office or dining room. With a central heating radiator and patio doors leading to the rear garden.

Wet room

6'3" x 7'5" (1.92 x 2.27)

Fully tiled with a low flush WC, pedestal wash hand basin, electric shower and frosted double glazed window.

External

To the front of the property there is a lawn and a gated driveway leading to the detached garage. To the rear there is a flagged patio garden.

Garage

8'2" x 16'4" (2.5 x 5)

Directions

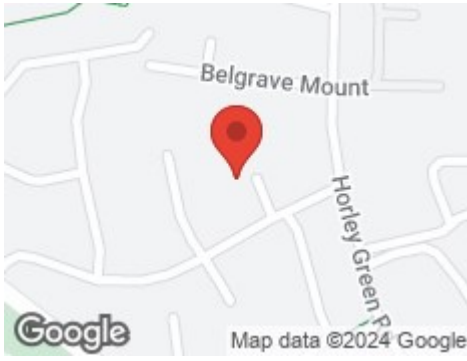
Please use post code HX3 6BD for sat nav directions.

PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



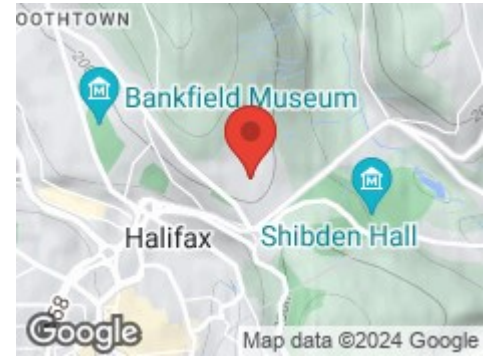
Road Map



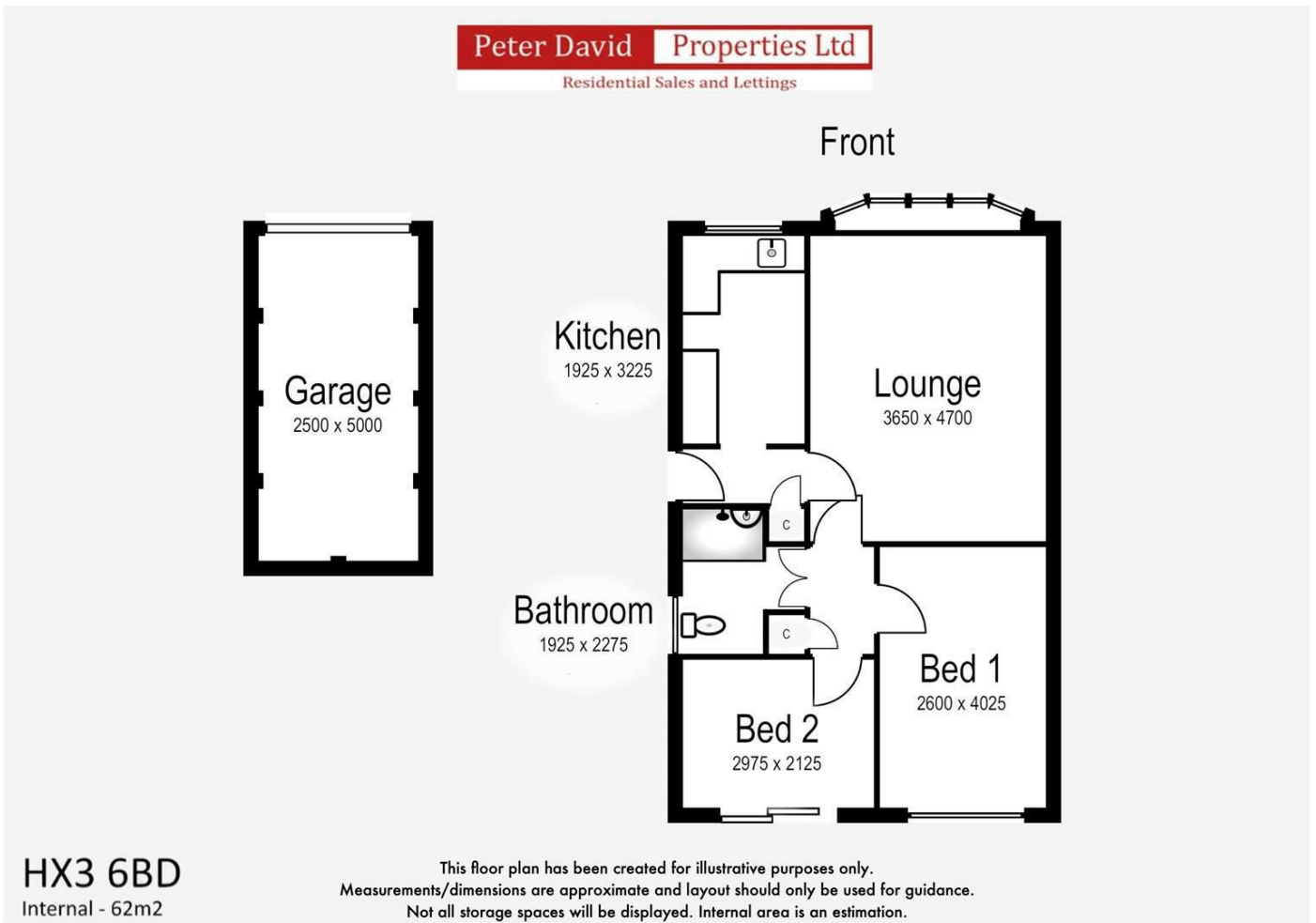
Hybrid Map



Terrain Map



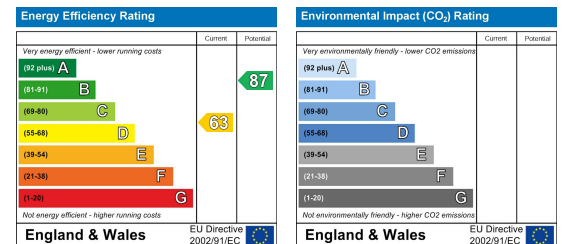
Floor Plan



Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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