

# Peter David

# Properties Ltd

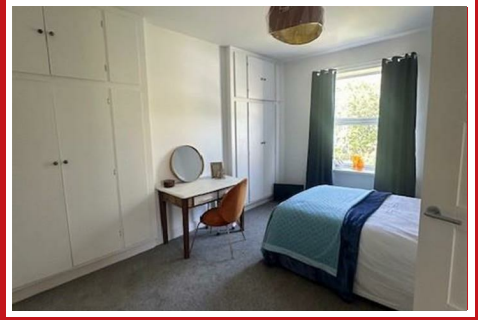
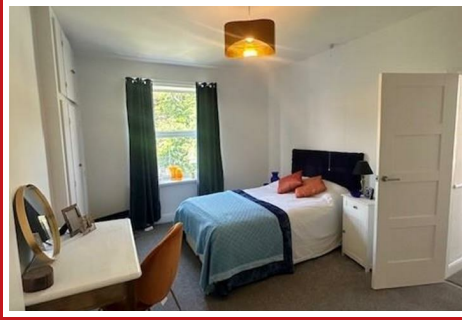
Residential Sales and Lettings



Clare Road,

£150,000





Nestled on Clare Road in Halifax, this charming end-terrace house offers a delightful blend of comfort and convenience, making it an ideal choice for both first-time buyers and investors. Spanning four well-appointed floors, the property boasts a thoughtful layout that maximises space and functionality.

Upon entering, you are greeted by a welcoming kitchen and lounge on the ground floor, perfect for both relaxation and entertaining. Ascending to the first floor, you will find a spacious bedroom with two large built-in wardrobes, alongside a modern bathroom, which features both a separate shower and bath, catering to all your bathing needs. The second floor presents another bedroom, complemented by an additional room that can serve as a study or playroom, providing versatility for your lifestyle.

The current owners had used the ground floor utility room for laundry and storage plus an additional bedroom for carers, this area is multi-functional ideal for home workers, large office space, home gym, hair and beauty salon the options are endless. The property also benefits from an enclosed yard at the front, offering a private outdoor space to enjoy.

Situated within walking distance to Halifax centre, residents will appreciate the vibrant local amenities, including a variety of restaurants and the historic Piece Hall, which adds to the charm of the area. This property is ready for you to move in, presenting a wonderful opportunity to create a home in a thriving community. Don't miss your chance to view this delightful residence that perfectly combines modern living with a prime location.

- THREE BEDROOMS
- END TERRACE
- CONVENIENT LOCATION
- CLOSE TO LOCAL AMENITIES
- UTILITY ROOM
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- NEW ROOF IN SEPTEMBER 2024
- COUNCIL TAX BAND - A
- EPC RATING - E

## Accommodation

### Ground floor

#### Lounge

13'5" x 15'1" (4.1 x 4.62)

#### Kitchen

9'2" x 12'4" (2.8 x 3.77)

### First floor

#### Bedroom one

12'4" x 15'1" (3.77 x 4.62)

#### Bathroom

9'6" x 9'8" (2.92 x 2.95)

### Second floor

#### Bedroom two

11'2" x 14'11" (3.42 x 4.55)

#### Office/ Occasional bedroom

11'1" x 14'11" (3.4 x 4.55)

### Lower ground floor

#### Bedroom three

13'5" x 15'1" (4.1 x 4.62)

#### Utility room

7'6" x 5'8" (2.3 x 1.75)

#### Store room

6'2" x 5'5" (1.9 x 1.67)

### External

To the front of the property you will find an enclosed yard and on street parking, 2 parking permits included.

### Directions

Please use postcode HX1 2JP 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.



Map data ©2025

CALDERDALE

Eureka! National Children's Museum

Skircoat Rd

bus Landsat / Copernicus, Maxar Technologies

## A map snippet from Google Maps showing the location of The Piece Hall in Halifax. The Piece Hall is marked with a purple icon and labeled. To its west is Calderdale College, marked with a school icon. To the south is Savile Park. The A58 road runs north-south through the area. The map includes the Google logo and copyright text 'Map data ©2025 Google'.

**Peter David Properties**

Front Ground

Lounge  
4100 x 4625

Kitchen  
2800 x 3775

Lower Ground

Bedroom 3  
4100 x 4625

Utility  
2300 x 1750

Storage  
1900 x 1675

1st Floor

Bedroom 1  
3775 x 4625

Bathroom  
2925 x 2950

Wardrobe

2nd Floor

Bedroom 2  
3425 x 4550

Attic Room  
3400 x 4550

This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.

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

**Energy Efficiency Rating**

| Rating                                      | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |

Current: 50 Potential: 82

**Environmental Impact (CO<sub>2</sub>) Rating**

| Rating  | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

Current: 50 Potential: 82

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