



98 Claremount Road, Halifax, West Yorkshire, HX3 6JQ
Asking Price £140,000

HAMILTON BOWER are pleased to offer FOR SALE this TWO/THREE BEDROOM TERRACE PROPERTY with OCCASIONAL ROOM located in Halifax - HX3. With an open-plan kitchen, good-sized gardens to the front and rear, and within close proximity to local schools, we expect this property to be popular with family buyers seeking a home in the area. Internally comprising; entrance, lounge, dining kitchen, two double bedrooms and a single, bathroom and loft. Externally the property has low-maintenance gardens to the front and rear complete with patio area. The property benefits from gas central heating and double glazing throughout and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Dining Kitchen



Open-plan dining kitchen to the rear of the property with rear access to the garden and a pantry cupboard. The kitchen offers a good range of matching units with complementary worktops and splashbacks. Appliances include - gas hob with overhead extractor, oven/grill, fridge/freezer, dishwasher, washing machine and dryer. The kitchen also offers space for a good-sized dining table with chairs as seen.

Lounge



Generous lounge to the front of the property with a view to the front via the bay window. The lounge centres around a electric fireplace with ample room for a large suite as seen.

FIRST FLOOR

Primary Bedroom



Good-sized primary bedroom with a view to the front elevation. Offering generous space for a large bed, side tables, wardrobes and dressing furniture.

Bedroom



Second bedroom, a further double bedroom with a view to the rear elevation. Offering space for a double bed, side tables and wardrobes.

Occasional Room/Office



Third room, an occasional room ideal for a child's bedroom or as a home office as currently used.

Bathroom



House bathroom with tiled flooring and splashbacks and frosted glass window. Fitted with a matching white three-piece suite as seen - bath with overhead shower, wc, wash basin and towel rail.

EXTERNAL



Front



Low-maintenance gated garden to the front of the property.
With a path leading to the property and boundary fencing as seen.
Neighbouring properties have added off-street parking in the front garden, offering potential to do so if preferable.

Rear



Good-sized rear garden with access via the kitchen to the rear of the property.
With a patio area to the top, a central lawn, garden shed and pebbled area to the lower/side.

