



**Claremount Road, Halifax HX3 6JQ**



**welcome to**

**Claremount Road, Halifax**

Great first time buyer opportunity! Three bedroom mid-terrace property, Offers Over £160,000 situated within close proximity to schools and local amenities. Benefitting from a driveway and rear garden. Offering good family living throughout. Contact us now to view!



### Entrance Hall

Enter the property through a UPVC door to the front elevation into the entrance hall where there is a ceiling light point, gas central heating radiator, carpeted flooring and stairs leading to the first floor.

### Lounge

13' 2" into alcove x 11' to wall ( 4.01m into alcove x 3.35m to wall )

With a double glazed bay window to the front elevation, gas central heating radiator and ceiling light point. The lounge provides space for free standing furniture and has carpeted flooring.

### Kitchen

16' 2" x 9' 2" into recess ( 4.93m x 2.79m into recess )

Fitted kitchen with wall & base units, complementary worksurfaces over incorporating a stainless steel sink & drainer with a mixer tap. There are two double glazed windows to the rear elevation, UPVC door which leads out into the rear garden, gas central heating radiator and ceiling spotlights. With a gas range cooker & extractor over, integrated fridge freezer and plumbing for a washing machine and space for dining furniture if desired. There is an understairs storage cupboard and the kitchen itself has part tiled walls, tiled flooring and locates the alarm system.

### First Floor Landing

With a ceiling light point, carpeted flooring and the loft is also accessible through an hatch from the first floor landing.

### Bedroom One

11' 10" x 10' 6" max ( 3.61m x 3.20m max )

Double bedroom with a double glazed window to the front elevation, seven ceiling spotlights and gas central heating radiator. The bedroom itself has carpeted flooring and provides space for free standing furniture.

### Bedroom Two

10' max x 8' 5" max ( 3.05m max x 2.57m max )

With carpeted flooring, gas central heating radiator, ceiling light point and a double glazed window to the rear elevation. The bedroom also benefits from views.

### Bedroom Three

7' x 6' 8" ( 2.13m x 2.03m )

With a double glazed window to the front elevation, ceiling light point and gas central heating radiator. The bedroom itself has carpeted flooring.

### House Bathroom

The house bathroom comprises of a low level w/c, wash hand basin and panelled bath with a shower over. There is a double glazed window to the rear elevation, four ceiling spotlights and gas central heating towel rail. The bathroom itself is fully tiled.

### Loft

Boarded loft with lighting and accessed from a pull down ladder.

### Externally

To the front of the property there is a paved driveway providing off street parking. To the rear of the property there is a garden which is paved, lawned and fenced. Also has a decking area which would provide space for garden furniture if desired.



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welcome to

## Claremount Road, Halifax

- \*\*OFFERS OVER £160,000\*\*
- GREAT FIRST TIME BUYER OPPORTUNITY
- CLOSE TO SCHOOLS & LOCAL AMENITIES
- DRIVEWAY & REAR GARDEN
- THREE BEDROOMS

Tenure: Freehold EPC Rating: D

offers over

**£160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX114041 - 0006

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