

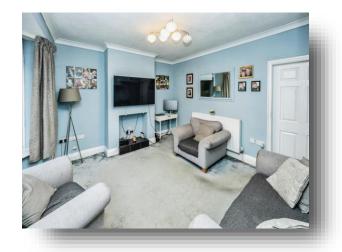
Claremount Road, Halifax HX3 6JQ

william h brown

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.





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

view this property online williamhbrown.co.uk/Property/HFX114041



Property Ref: HFX114041 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only)

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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