



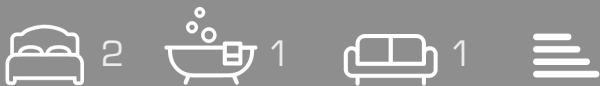
281 Claremount Road, Halifax, HX3 6AW

Offers Over £165,000

- : Popular & Convenient Location
- : Garage
- : 2 Bedrooms
- : Modern Bathroom & Kitchen
- : Realistically Priced
- : Gardens To Front & Rear
- : uPVC Double Glazing & Gas Central Heating
- : Spacious Lounge
- : Easy Access to Halifax Town Centre
- : Viewing Essential

## 281 Claremount Road, Halifax HX3 6AW

Situated in this extremely popular and convenient residential location, lies this two bedroomed semi-detached bungalow providing attractive accommodation. The property briefly comprises an entrance porch, entrance hall, spacious lounge, kitchen, two bedrooms, bathroom, uPVC double glazing, gas central heating, gardens to front and rear and garage within walking distance. The property provides excellent access to the local amenities of Claremount and Boothtown, as well as easy access to Halifax town centre and the M62 motorway network. Very rarely does the opportunity arise to purchase a semi-detached bungalow in this location and as such an early appointment to view is strongly recommended in order to avoid disappointment.



Council Tax Band: C



### ENTRANCE PORCH

8'11" x 4'0"

With uPVC double glazed windows to two elevations and a laminate wood floor.

From the Entrance Porch a uPVC double glazed door opens into the

### ENTRANCE HALL

With one double radiator, access to insulated loft, door to store cupboard providing useful storage facilities.

From the Entrance Hall a doorway through to the

### KITCHEN

10'1" x 6'3"

Being fitted with a range of fitted wall and base units incorporating matching work surfaces with a stainless steel single drainer sink unit with mixer tap, electric cooker, plumbing for a washing machine and plumbing for a dishwasher. The kitchen has a uPVC double glazed window to the front elevation.

From the Entrance Hall a door opens into the

### LOUNGE

15'3" x 11'10"

With bow window to the front elevation incorporating uPVC double glazed units and enjoying an attractive garden outlook, feature fireplace with wood fire surround with marble inset and hearth and electric living flame fire, cornice to ceiling, one double radiator, one TV point and a fitted carpet.

From the Lounge a door opens to the

### INNER HALL

With door to cupboard housing the Vaillant combination boiler and a fitted carpet.

From the Hall a door opens into

### BEDROOM ONE

13'2" x 8'4"

With uPVC double glazed window to the rear elevation overlooking the rear garden, one single radiator, one TV point and a fitted carpet.

From the Hall a door opens into

### BEDROOM TWO

9'10" x 6'10"

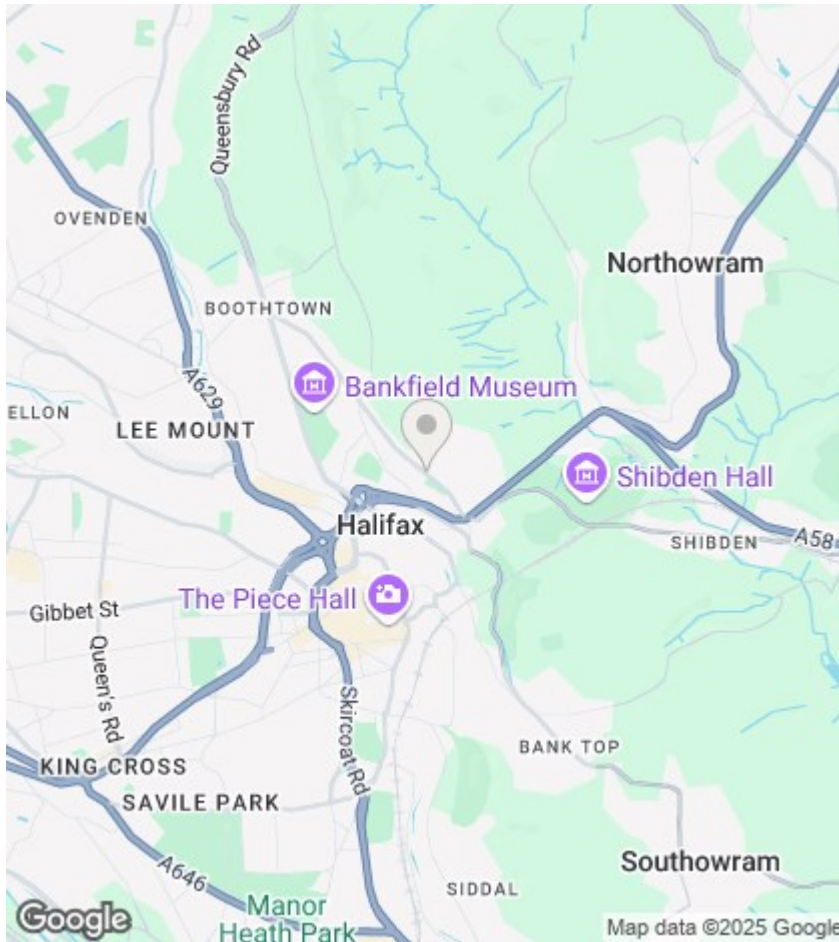
With uPVC double glazed window to the rear elevation overlooking the rear garden, one single radiator and a fitted carpet.

### GENERAL

The property is constructed of brick and surmounted with a tiled roof. It has the benefit of all mains services gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property is freehold and in council tax band C

### EXTERNAL

To the front of the property there is a lawned garden with flower and shrub boarder and flagged path leading to the side entrance door. The path continues to the rear of the property where there is a larger garden with lawn, flowers and shrubs. There is a detached garage with up and over door within walking distance of the property.



## Directions

SAT NAV HX3 6AW

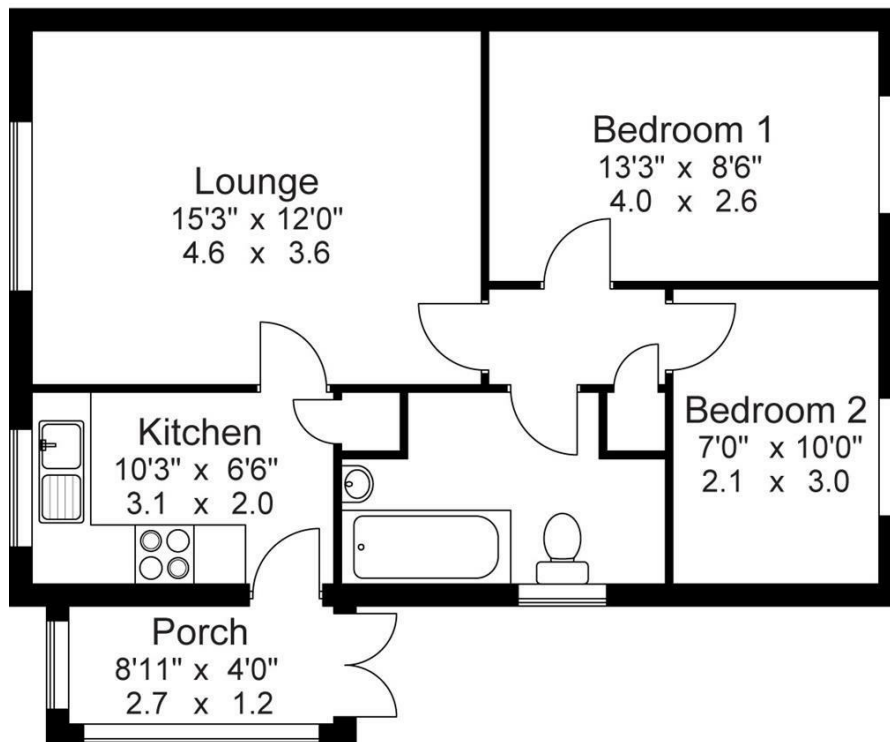
## Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Floor Area = 577 Sq. Feet  
= 53.6 Sq. Metres



For illustrative purposes only. Not to scale.