

32 Belgrave Gardens, Claremount, Halifax, HX3 6BA

Offers Over £160,000

- : Semi Detached Bungalow
- : Corner Plot
- : Requires Some Cosmetic Attention
- : uPVC Double Glazing & Gas Central Heating
- : Realistically Priced
- : Popular & Convenient Location
- : Modern Kitchen & Bathroom
- : Driveway & Garage
- : Easy Access to Halifax
- : Viewing Essential

## 32 Belgrave Gardens, Halifax HX3 6BA

Situated in this extremely convenient and popular residential location lies this two bedroomed semi-detached bungalow providing spacious accommodation. Although the property requires a certain amount of cosmetic attention, which is reflected in the asking price, an internal inspection is absolutely essential to fully appreciate this delightful bungalow. The property briefly comprises a modern fitted kitchen, a spacious lounge, two bedrooms, a modern bathroom, uPVC double glazing, gas central heating, gardens to three side and a detached garage. The property benefits from its position on a corner plot and enjoys gardens to three sides with potential for extending the living accommodation if required, subject to obtaining the relevant planning permission. The property provides excellent access to the local amenities of Clarendon and Boothtown, as well as easy access to Halifax town centre. The property is being offered for sale at this realistic asking price in order to encourage a prompt sale and an early appointment to view is highly recommended to avoid disappointment.



Council Tax Band: B



### KITCHEN

13'8" x 6'3"

Being fitted with a range of modern wall and base units incorporating matching granite work surfaces with a single drainer sink unit with mixer tap, four ring gas hob with extractor in pull-out canopy above and fan assisted electric oven and grill beneath, integrated fridge freezer and integrated washing machine. The kitchen has matching splash backs and tiles with complementing colour scheme to the remaining walls, uPVC double glazed window to the front elevation, one double radiator, door to cupboard with fitted shelves, and access to loft.

From the Kitchen a door opens into the

### LOUNGE

15'4" x 11'11"

With a uPVC double glazed window to the front elevation, feature stone fireplace with fire to one wall, one double radiator, one TV point and a fitted carpet.

From the Lounge a door opens to the

### HALL

With door to cupboard with fitted shelves providing useful storage and a fitted carpet. Door to

### BEDROOM ONE

13'1" into wardrobes x 8'4"

This double bedroom has a uPVC double glazed window to the rear elevation, fitted wardrobes to one wall with cupboard space above, one double radiator and a fitted carpet.

From the Inner Hall a door opens to

### BEDROOM TWO

9'11" x 6'10"

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

From the Hall a door opens to

### BATHROOM

With modern white three piece suite comprising hand wash basin in vanity unit, low flush WC and panelled bath with Jacuzzi style

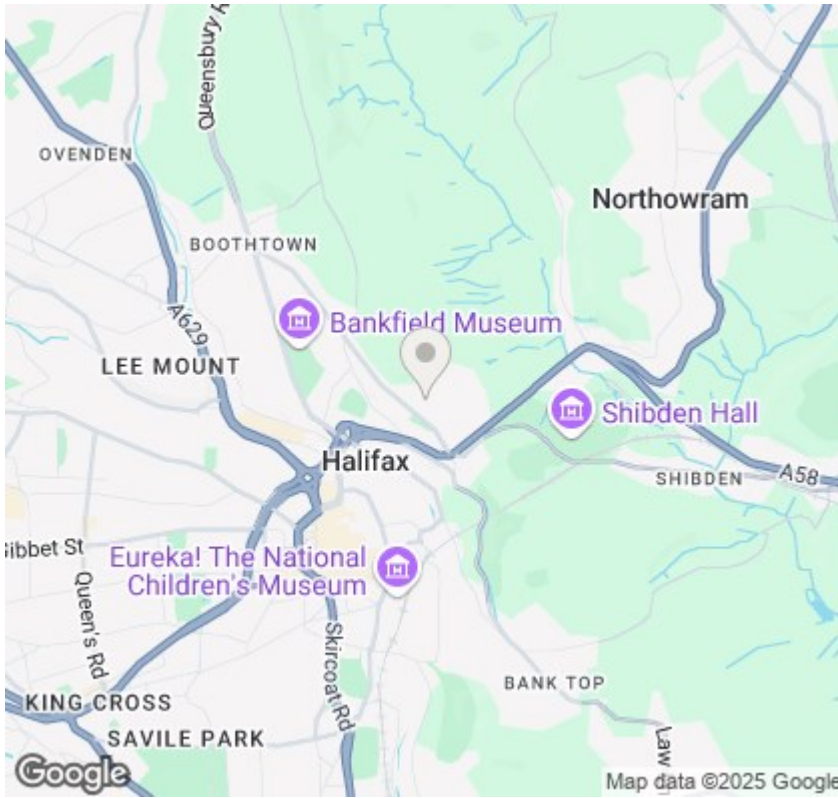
jet sprays, and shower unit. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls, inset spotlight fittings to ceiling, chrome heated towel rail/radiator and uPVC double glazed window to the side elevation.

### EXTERNAL

To the front of the property there is a lawned garden and flagged path with mature plants and shrubs. To the side of the property there is a further lawned garden with plants and shrubs and path to the side entrance door. To the rear of the property there is a flagged patio area and a tarmacked drive leading to the Grimstone garage with an up and over door.

### GENERAL

The property is freehold and is in council tax band B. The property is constructed of brick and has 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.



**Directions**

SAT NAV HX2 6BA

**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 