



## 27 The Arches, Claremount Road

Claremount, Halifax, HX3 6LD

**Offers Around £150,000 Freehold**







This deceptively spacious townhouse is located on the outskirts of Halifax in an elevated position with pleasant views. Offering two bedroom accommodation set over two floors, with gas central heating throughout, a large garage beneath and generous tiered low maintenance garden to the rear. This home is available for immediate occupation and would be ideally suited to a variety of purchasers including those needing to commute, first time buyers or investment purchasers.

### Location

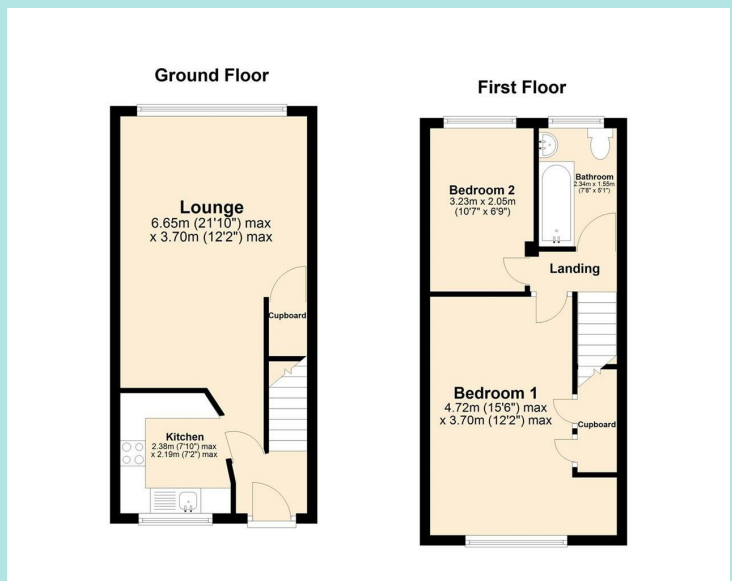
27 The Arches is the middle property in a row of five townhouses, set back from Clarendon Road in Clarendon, a popular residential location. Conveniently positioned for easy access to the A58 and M62, as well as Halifax town centre and railway station. Nearby Shibden Hall is a Grade II Listed Historic House made famous by the recent Gentleman Jack television series, whilst Shibden Park boasts a boating lake, a miniature train, an adventure play area and coffee shop.

### Accommodation

Accessed is gained via a uPVC door from the rear garden into an entrance vestibule with open staircase to the first floor. The kitchen enjoys a good range of base, wall and drawer units with tiled splashbacks and complimentary worksurfaces which incorporate a 1 and ½ bowl sink with drainer and mixer tap over. There is a four ring gas with extractor above and integrated oven. An opening to the lounge features a breakfast bar with two stools. The good sized lounge has a window to the front elevation and a useful understairs storage cupboard.

Continuing up to the first floor where the spacious principal bedroom benefits from two useful fitted cupboards over the bulkhead of the stairs and window overlooking the rear garden. There is a second, well proportioned bedroom with a window to the front elevation. Completing the accommodation, the fully tiled house bathroom features a three piece white suite comprising: wash hand basin, WC and bath with shower over.

Externally, at the front of the property is an open tarmac parking area with accessed shared by five townhouses. The garage measures approximately 7.1m by 3.7m and features double doors which open inwards, plumbing for a washing machine and provides an off road parking space with an additional parking space available in front of the garage doors. To the rear of the property is a generous tiered garden attractively landscaped to provide various low maintenance artificial grass, paved and pebbled areas.



Council tax band: B  
EPC rating:  
Ground rent: N/A  
Service charge: N/A

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