



21 Claremount Road, Halifax, HX3 6NX

£127,000

Offered FOR SALE is this TWO bedroom stone built mid terrace in this popular area of Calderdale. Accommodation comprises; Spacious open plan lounge and modern kitchen. Landing, two bedrooms and modern bathroom to first floor. Enclosed yard to front and patio to rear. On street parking. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Offered FOR SALE with tenant in situ. Viewing essential.

Ground Floor

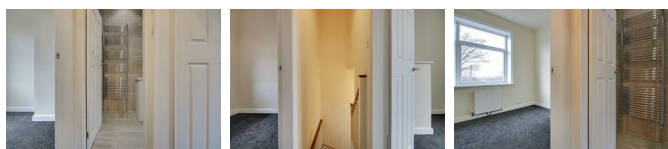
Lounge/Kitchen 13'5" x 19'7" (4.09 x 5.97)



Upvc double glazed door to front. A generous sized open plan living space with the living room to the front and having a Upvc double glazed window, open staircase leading to the first floor landing, a radiator and a wall mounted glass fronted fire. The kitchen comprises of a good range of white high gloss wall and base units and drawers, of which are soft closing. There are complementary work surfaces to three sides and an inset 1 1/2 stainless steel sink and drainer unit. Integrated electric oven and hob with a glass canopy extractor hood over, plumbing for washing machine and space for a fridge freezer. Upvc double glazed window to the rear and a Upvc door with frosted double glazed window over.

First Floor

Landing



Loft hatch and doors to bathroom and bedrooms;

Bedroom One 9'1" x 13'5" max (2.79 x 4.09 max)



Upvc double glazed window to the front with far reaching views. Radiator.

Bedroom Two 6'11" x 8'7" (2.13 x 2.62)



Upvc double glazed window to the rear and a radiator.

Bathroom 4'3" x 10'0" (1.32 x 3.05)



Three piece bathroom suite with a paneled bath with a shower over and curved glass shower screen. WC and wash basin set to a vanity unit. Fully tiled walls and flooring, tall ladder radiator, extractor, spot lighting and an obscured glass Upvc double glazed window.

External



Gated yard frontage and to the rear is a good sized paved seating area with three stone storage sheds.

Parking

On street parking

Tenure

We have been advised by the vendor that the property is freehold.

Energy Rating

D

Council Tax Band

A

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

Boundaries & Ownerships

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Mortgages

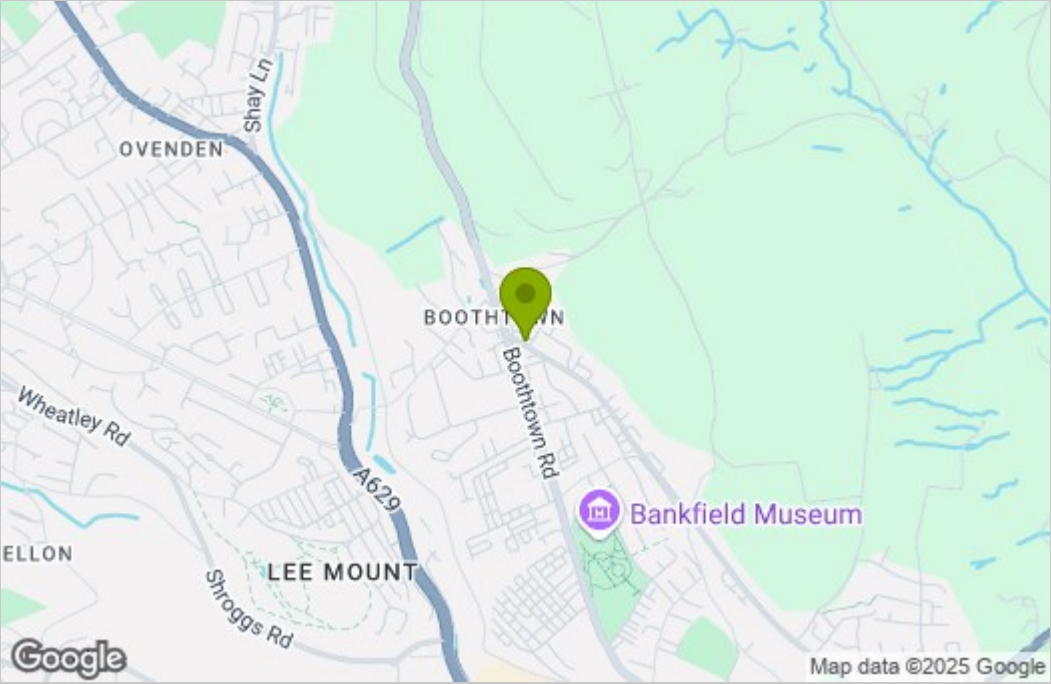
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Other Details

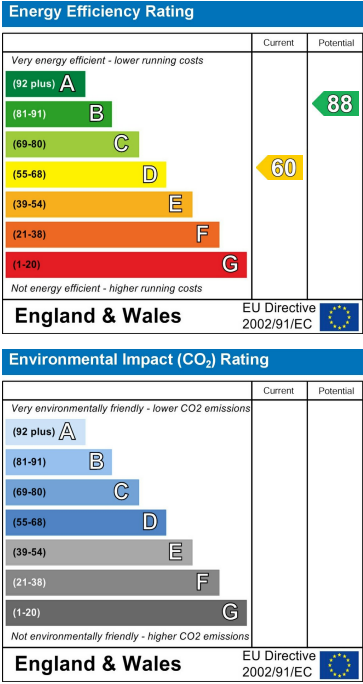
The tenant has been in the property since December 2021. It is a periodic tenancy and the rent is £525.00pcm.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.