

Chapters



33 THE ARCHES CLAREMOUNT ROAD

£340,000
FREEHOLD

New to market on Claremount Road in Halifax is this substantial home which offers a perfect blend of modern living and spacious comfort, making it an ideal family home. The property has been thoughtfully enhanced with a double storey extension to the side, providing ample room for both relaxation and entertainment. Inside, you will find high-quality fixtures and fittings throughout, showcasing a commitment to contemporary design and functionality. Every aspect of the home is up to date, ensuring that no work is needed; it is truly ready for you to move in and make it your own. The property briefly comprises kitchen diner, living room, boot room and cloakroom to the first floor. Four bedrooms with the master having an en-suite and family bathroom to the second floor and a large integral garage, utility area and occasional room which could make a 5th bedroom to the ground floor. Externally there is off-road parking for multiple vehicles and a large tiered garden to the rear. The generous layout of the house allows for versatile use of space, with several rooms that can easily adapt to your family's needs. Whether you require additional bedrooms, a home office, or play areas for children, this property can accommodate it all. With its modern amenities and spacious design, this house on Claremount Road is not just a place to live, but a place to thrive. Don't miss the opportunity to make this exceptional property your new home.



• SUBSTANTIAL END TOWNHOUSE • FOUR/FIVE BEDROOMS • LARGE LIVING ROOM • SPACIOUS MODERN KITCHEN DINING ROOM

Dining Kitchen

Access via a composite door which leads straight into the very modern, spacious kitchen dining room, with large double glazed windows to the front and rear. The kitchen has matching wall and base units incorporating a 1 1/2 ceramic sink and drainer with complementary work surfaces and kitchen island which has an overlap creating a breakfast bar. Integrated appliances include fridge freezer, dishwasher, double oven, induction hob and extractor fan. Door leads to the lower ground floor and further door to:

Living Room

Spacious, bright living space with double glazed window to the front, radiator and inset spot lighting.

Boot Room

Versatile room which could have multiple uses with double glazed window, radiator and door to:

WC

WC, wash basin with vanity unit, frosted double glazed window, part tiled walls and extractor fan.

Lower Ground Floor

Utility Room

Useful space with plumbing for a washing machine, space for a dryer and additional storage space.

Garage

Large garage with up and over electric door, power, lighting and door to a WC.

Occasional Room

This is a very large room which could have multiple uses,

currently used as a home gym and a games room but could make another bedroom. Inset spot lighting, double glazed window to the front and radiator.

First Floor

Landing with loft access point

Bedroom One

Large double bedroom with double glazed double doors to the rear of the property opening up to a Juliet balcony. Corner fitted wardrobes, radiator and door to:

En-Suite

Modern suite comprising WC, wash basin set to a vanity unit, large shower cubical. Fully tiled walls, chrome heated towel rail, frosted double glazed window and inset spot lights.

Bedroom Two

Double room with double glazed window to the rear, radiator and built in storage cupboard.

Bedroom Three

Double room with double glazed window to the front, radiator and built in storage cupboard.

Bedroom Four

With double glazed window to the rear and radiator.

Bathroom

Modern three piece suite consisting of WC, wash basin set to a vanity unit, paneled bath with shower overhead with dual shower attachment and glass screen. Fully tiled walls, frosted double glazed window and heated towel rail.

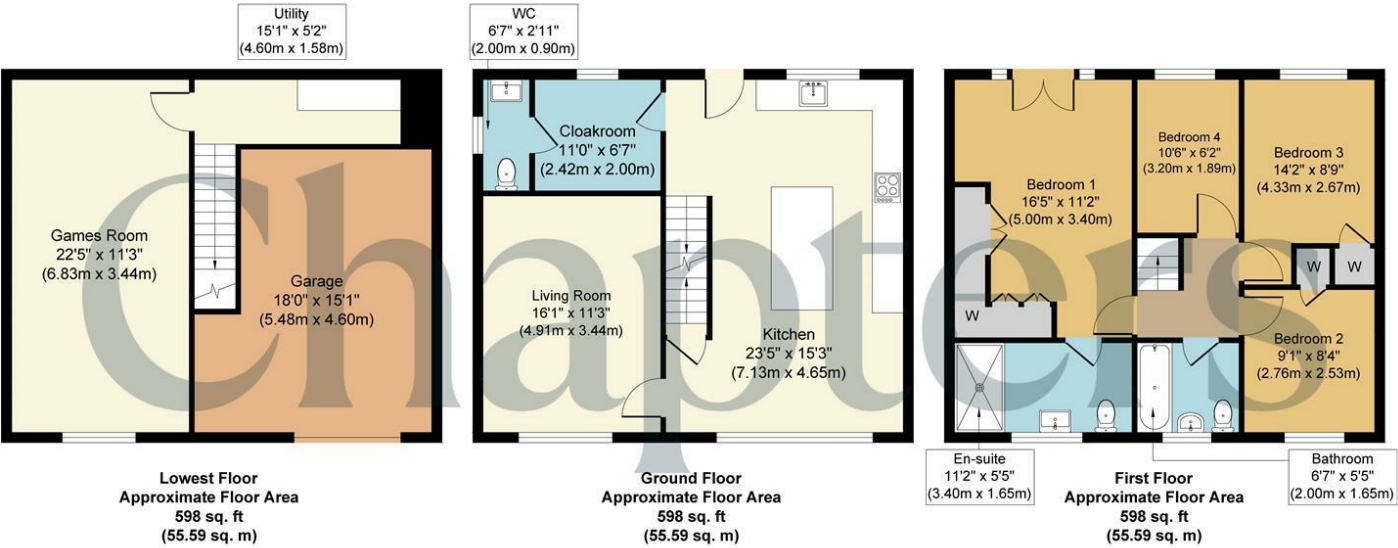
External



- DOUBLE STOREY EXTENSION • HOUSE BATHROOM, EN-SUITE AND TWO WC • SET OVER THREE FLOORS • GARAGE & UTILITY ROOM • OFF-ROAD PARKING • LARGE TIERED REAR GARDEN

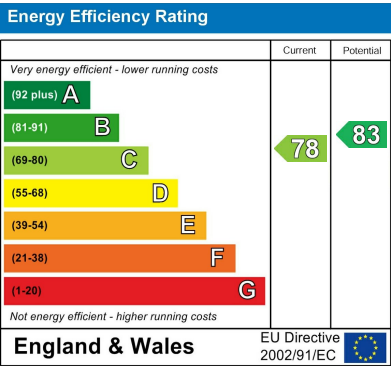
To the front there is off road parking for 3 vehicles and access to the garage. Stairs to the side and gated access leads to a rear patio garden with right of way for neighbouring properties. Large tiered garden with decked seating areas and artificial lawn gardens.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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