



Claremount Road, Halifax, HX3 6JQ

welcome to

Claremount Road, Halifax

Situated in the Claremount location is this two-bedroom mid-terrace property, Offers Over £130,000 which is within close proximity to schools, local amenities and transport links and could be of interest to the first time buyer & investors. Contact us now to book your viewing.



Lounge

13' 11" x 11' 10" (4.24m x 3.61m)

The lounge comprises of carpet flooring, ceiling light point, wall lights, fitted gas fire, bay window to the front elevation.

Kitchen

11' 10" x 9' 4" (3.61m x 2.84m)

The kitchen comprises of vinyl flooring, ceiling light point, matching wall and base units with work top over, understairs storage cupboard, UPVC double glazed window to the rear elevation, door leading to conservatory.

Conservatory

7' 5" x 7' 4" (2.26m x 2.24m)

The conservatory comprises of carpet flooring, UPVC double glazed window sides and front.

Landing

The landing comprises of carpet flooring, ceiling light point, hatch door to loft.

Bedroom One

15' x 12' 1" (4.57m x 3.68m)

Bedroom one comprises of carpet flooring, ceiling light point, UPVC double glazed window to the front elevation.

Bedroom Two

9' 8" x 7' 2" (2.95m x 2.18m)

Bedroom two comprises of carpet flooring, ceiling light point, fitted wardrobes, UPVC double glazed window to the rear elevation.

Bathroom

The bathroom comprises of carpet flooring, ceiling light point, tiled walls, low level W/c, pedestal wash basin, panelled bath with shower over, UPVC double glazed window to the rear elevation.

Externally

Externally the property benefits from gardens front and rear and a conservatory to the rear of the property.



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welcome to

Claremount Road, Halifax

- TWO BED MID-TERRACED PROPERTY
- SOLD WITH NO ONWARD CHAIN
- MARKETED AT A PRICE OF OFFERS OVER £130,000
- GARDENS FRONT AND REAR
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: E

Council Tax Band: A

offers over

£130,000



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Property Ref:
HFX114718 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property

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