



42 Claremount Close, Halifax, HX3 6PF
£240,000

Spacious and modern THREE BEDROOM SEMI DETACHED family home which boasts a wealth of high quality fixtures and fittings throughout and is well located in a cul-de-sac position towards the end of the development. The property has off road parking for two cars to the front and a generously sized enclosed rear garden making this an ideal purchase for a variety of potential purchasers.

EPC RATING - B

COUNCIL TAX BAND - C

GROUND FLOOR

ENTRANCE HALLWAY

A bright entrance area with tile effect Karndean flooring, a central heating radiator and useful under stairs storage cupboard.

LOUNGE

A good size main reception space with herringbone style flooring, a double glazed window and a central heating radiator.

DINING KITCHEN

The Karndean flooring from the hallway continues to a splendid dining kitchen area fitted with a range of wall and base units to three sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Integrated appliances include a double electric oven with a hob and extractor over. There is plumbing for a washing machine, a central heating radiator, double glazed window and glazed door which opens to the rear garden.

WC

Ground floor cloakroom fitted with a low flush wc and hand wash basin. Karndean flooring and a central heating radiator.

FIRST FLOOR

LANDING

Landing area with loft access.

BEDROOM

Double bedroom to the rear elevation with a central heating radiator, double glazed window and ample space for wardrobes.

BEDROOM

Double bedroom to the front elevation, again with space for wardrobes, a central heating radiator and a double glazed window.

BEDROOM

Generously sized third bedroom with a double glazed window and a central heating radiator.

BATHROOM

Stylish fitted bathroom suite in white comprising of a low flush wc, a hand wash basin and a bath with shower and screen over. Karndean flooring, heated towel rail and a double glazed window.

EXTERNAL

To the front of the property there is a driveway which provides off road parking for two cars. To the rear, an enclosed garden with patio and lawn providing a pleasant place to sit and enjoy of for children to play.

