



Moor Heights Claremount Road, Halifax HX3 6BY



welcome to

Moor Heights Claremount Road, Halifax

A spacious five-bedroom detached property, ideal for family living, situated in a sought-after location close to local amenities, schools, and transport links.



Entrance Hall

The entrance hall comprises of tiled flooring, ceiling spotlights, gas central heating radiator, composite door to the entrance.

Study

8' x 7' 5" (2.44m x 2.26m)

The study comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation.

Utility Room

6' 5" x 4' (1.96m x 1.22m)

The utility room comprises of tiled flooring,, matching wall and base units with work top over, ceiling light point, plumbing for a washing machine.

Ground Floor W/C

The ground floor W/c comprises of low level W/.c, wash hand basin.

Kitchen/Lounge

18' 9" x 14' 8" (5.71m x 4.47m)

The kitchen comprises of tiled flooring, ceiling spotlights, matching wall and base units with work top over, gas hob and oven, breakfast bar, integrated appliances, French door to the rear entrance, gas central heating radiators. The lounge comprises of tiled flooring, ceiling light point, UPVC double glazed window to the rear elevation.

Bedroom One

11' 5" x 9' 11" (3.48m x 3.02m)

Bedroom one comprises of carpet flooring, ceiling light point, gas central heating radiator, fitted wardrobes, French door leading to Juliet balcony, UPVC double glazed window to the front and side elevation.

En-Suite

The En-suite comprises of tiled flooring, gas central heating radiator, low level W/c, wash basin, fitted shower.

Bedroom Two

16' 10" x 11' 5" (5.13m x 3.48m)

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator, French door leading to the Juliet balcony, UPVC double glazed window to the front elevation.

Bedroom Three

10' 7" x 10' 5" (3.23m x 3.17m)

Bedroom three comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the rear elevation.

Bedroom Four

10' 4" x 10' 2" (3.15m x 3.10m)

Bedroom four comprises of carpet flooring, ceiling light point, gas central heating radiator, French door leading to Juliet balcony.

Bathroom

The bathroom comprises of tiled walls and flooring, ceiling light point, gas central heated towel rail, low level W/c, wash basin, panelled bath, UPVC double glazed window to the rear elevation.

Bedroom Five

8' 2" x 6' 4" (2.49m x 1.93m)

Bedroom five comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed windows to the rear elevation.

Externally

Externally the property benefits from a driveway space for two cars and to the rear there is paved and lawned garden.



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welcome to

Moor Heights Claremount Road, Halifax

- FIVE BEDROOM DETACHED PROPERTY
- DRIVEWAY AND REAR GARDEN
- SITUATED CLOSE TO SCHOOLS AND LOCAL AMENITIES
- SET OUT OVER THREE FLOORS
- POPULAR LOCATION

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£350,000-£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX115145 - 0005

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