



**71 The Arches, Claremount Road, HD3 6LD**  
Halifax

Offers in the Region of  
**£239,950**



**Bedrooms: 4 | Bathrooms: 1 | Receptions: 1**

Situated in the popular location of Clarendon, this spacious four-bedroom end-terrace property offers turnkey-ready accommodation ideal for families and professionals alike. Conveniently located just a short distance from Halifax town centre, the property combines generous living space with excellent practicality.

The heart of the home is the impressive open-plan kitchen, dining and living area, creating a bright and sociable space perfect for modern family life and entertaining. To the lower ground floor, the substantial master bedroom provides a private retreat and benefits from additional space with potential to create an en-suite, subject to any necessary consents. There is also a useful utility to the ground floor.

The upper floor offers three further well-proportioned bedrooms, providing flexible accommodation for growing families, guests or those working from home.

Externally, the property features a rear garden with excellent potential for improvement and landscaping, allowing buyers to create their own outdoor haven. A particularly attractive feature is the ample off-road parking, with space for three to four vehicles.

Offering ready-to-move-into accommodation, generous proportions throughout and excellent access to local amenities and Halifax town centre, this is a fantastic opportunity to acquire a versatile family home in a sought-after residential location.



### **Kitchen/Living**

This impressive open-plan kitchen and living space has been thoughtfully designed to create a stylish and sociable heart of the home. The contemporary kitchen is fitted with a range of matching white wall and base units complemented by laminate work surfaces and attractive herringbone-style vinyl flooring. A central island serves as an excellent focal point, enhanced by modern pendant lighting overhead, while there is space available for a fridge freezer alongside an integrated range cooker and dishwasher. A composite door provides direct access to the rear garden, adding practicality and convenience.

The living area offers a welcoming and comfortable space to relax, featuring a luxurious cream carpet underfoot and decorative wall panelling which adds character and elegance. A striking glass balustrade creates a modern architectural feature and overlooks the staircase leading to the lower ground floor. Windows to both the front and rear elevations flood the room with natural light, creating a bright and airy atmosphere throughout.

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### **Lower ground Floor**

Accessed via the staircase from the main living space, this versatile lower ground floor area provides an ideal dressing space, home office or reading nook. Finished with a plush cream carpet, the space creates a welcoming transition into the master bedroom suite and offers access to the utility area. Its flexible layout presents a range of possibilities to suit individual requirements.

### **Master Bedroom**

The generous master bedroom offers a luxurious and peaceful retreat, thoughtfully designed with both comfort and style in mind. Featuring a plush cream carpet underfoot and attractive wall panelling, the room exudes warmth and sophistication throughout.

A window to the front elevation allows for plenty of natural light, while fitted wardrobes provide excellent storage solutions and help maximise the available space. Further enhancing the room's appeal is a substantial storage cupboard, offering exciting potential to be converted into a private en-suite bathroom, subject to any necessary consents, creating an exceptional principal bedroom suite.

Spacious, elegant and full of potential, this impressive master bedroom is a standout feature of the home.

### **Utility**

A practical and well-appointed utility room fitted with matching white wall and base units, providing excellent additional storage and workspace. The room accommodates a stacked washing machine and tumble dryer, maximising the available floor space, whilst a stainless steel sink and drainer adds further convenience for everyday household tasks. Finished with durable laminate flooring, this useful space is both functional and easy to maintain.





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### **Second Floor Landing**

Access to further three bedrooms, house bathroom and a useful storage cupboard.

#### **Bedroom Two**

A double bedroom with a beige carpet and PVCu window to the front elevation. Far reaching views can be appreciated from this room.

#### **Bedroom Three**

A third double bedroom with a beige carpet and a PVCu window to the rear elevation.

#### **Bedroom Four**

A single bedroom or office with a beige carpet and PVCu window to the rear elevation.

#### **House Bathroom**

A well-proportioned family bathroom fitted with a four-piece suite comprising a panelled bath with overhead shower and glass shower screen, pedestal wash hand basin, WC and bidet. The room is partially tiled, providing a practical and attractive finish, and benefits from a large wall-mounted mirror which enhances the sense of space and light. A privacy window to the front elevation allows for natural light whilst maintaining discretion, and laminate flooring completes the room.

#### **Exterior**

To the front of the property is a generous driveway providing ample off-road parking for up to three vehicles. To the rear, the garden offers excellent potential and has already benefited from the beginnings of a renovation project by the current owners. Whilst further work is required to complete the transformation, the space presents an exciting opportunity for purchasers to create a fantastic outdoor area tailored to their own tastes and requirements.







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