



The Arches 59 Claremount Road

Claremount, Halifax, HX3 6LD

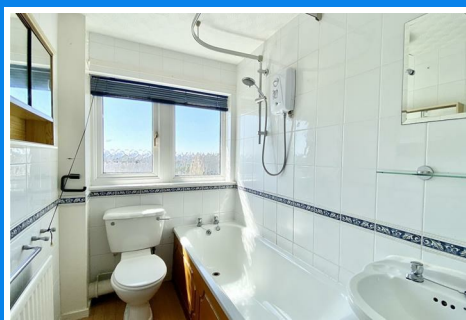
£144,950



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Nestled on Claremount Road in Halifax, this modern townhouse presents a wonderful opportunity for those seeking a comfortable and convenient living space. With two well-proportioned bedrooms and a thoughtfully designed bathroom, this property is ideal for small families, couples, or individuals looking for a practical home.

Upon entering, you will find a deceptively spacious reception room that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining. The addition of a conservatory enhances the living space, allowing for an abundance of natural light and a seamless connection to the outdoors.

The property boasts a private rear garden, providing a tranquil retreat for outdoor enjoyment, whether it be for gardening, dining al fresco, or simply unwinding in the fresh air. For those with vehicles, the convenience of parking for two vehicles, with a garage and driveway, ensures that you will never have to worry about finding a space.

Situated in a prime location, this townhouse is in close proximity to local schools and amenities, making it an excellent choice for families and professionals alike. The property is available with no onward chain, allowing for a smooth and efficient purchase process.

In summary, this charming two-bedroom townhouse on Claremount Road is ready for its new owners to put their stamp on it, combining modern living with practicality in a desirable area of Halifax. Do not miss the chance to make this delightful property your new home.

This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway.

Living Room

Overlooking the front of the property from an elevated position, the living room has a feature fireplace as the focal point and brown carpet with a light neutral colour scheme and feature wall.

Kitchen

Overlooking the rear of the home, the kitchen has wooden base and wall units, a oven, hob and extractor, a sink and drainer and space for a dishwasher.

Conservatory

A conservatory overlooking the rear of the home with laminate flooring and access out onto the garden.

Garage / Utility

On the lower ground floor, ideal for parking and storage space with a utility wall to the far end and plumbing for a washing machine. A stairway leads up into the living room and external doors open out onto the driveway.

Bedroom One

A double bedroom overlooking the gardens with built in storage space. The room features light neutral walls and blue carpet.

Bedroom Two

A well sized single bedroom with far reaching views over the front of the property with brown carpet.

Bathroom

A tiled bathroom suite with a bath tub, over bath shower, hand basin and w/c.

External

The property is set back from Claremount Road with off road parking to the front and access through the garage. To the rear is a tiered garden with terraces and steps leading away from the home.

Directions

For Satnav please use the postcode HX3 6LD

Viewings

Viewings are strictly by appointment only. Please contact SW Properties.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

DISCLAIMER

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 will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales

particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SW PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



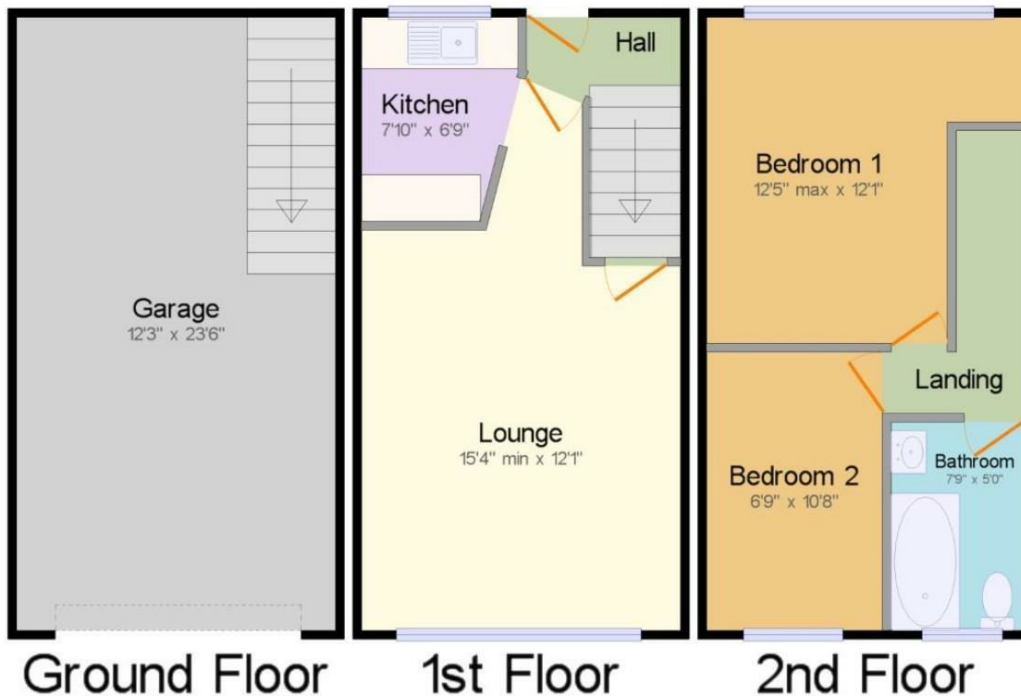
Hybrid Map



Terrain Map



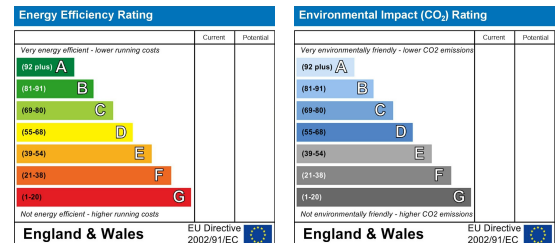
Floor Plan



Viewing

Please contact us on 01422 415776 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.