



106 CLAREMOUNT ROAD HALIFAX

**£155,000
FREEHOLD**

Situated on the charming Claremount Road in Halifax, this delightful end terrace house presents an excellent opportunity for both first-time buyers and anyone looking for a family home. The property boasts a well-proportioned living room and kitchen diner to the ground floor. With two double bedrooms and three piece bathroom this residence offers ample space for a small family or individuals looking for a peaceful retreat. One of the standout features of this property is the generous parking space, accommodating up to three vehicles, which is a rare find in this area. This added convenience makes it an ideal choice for those with multiple cars or visitors. Externally there is a detached garage and a spacious rear garden. The location on Claremount Road provides a pleasant community atmosphere, with local amenities and transport links within easy reach. This home is not just a property; it is a place where memories can be made. Whether you are looking to settle down or invest, this end terrace house is a wonderful option that combines comfort, practicality, and a welcoming environment.



• END TERRACE PROPERTY • TWO BEDROOMS • LIVING ROOM • KITCHEN DINER • THREE PIECE BATHROOM

Entrance Porch

Access via a composite door with radiator and door leading to:

Entrance

With staircase to the first floor, radiator and door to:

Living Room

Double glazed bay window to the front of the property, two radiators, and opening leading into the dining kitchen

Dining Kitchen

Spacious open plan kitchen dining room, the kitchen area comprises of matching wall and base units, tiled splash back, and Belfast sink. Integrated oven, and dishwasher, there is an extractor fan with a gas hob, radiator and double glazed French doors to the rear of the property. Under stairs storage including gas, electric and electric meters and fuse box.

Landing

Upvc double glazed window to the side of the property doors leading to bedrooms and bathroom.

Bedroom One

Double bedroom with radiator and double glazed window to the front of the property, fitted storage with a combi boiler and shelving, fitted wardrobes and drawers.

Bedroom Two

Double bedroom with double glazed window to the rear of the property, radiator and loft access with drop down ladder.

Bathroom

Three piece suite comprising of w/c, wash basin and bath with overhead waterfall shower, tiled flooring and partially tiled walls, heated towel radiator, inset spotlighting and frosted double glazed window to the rear.

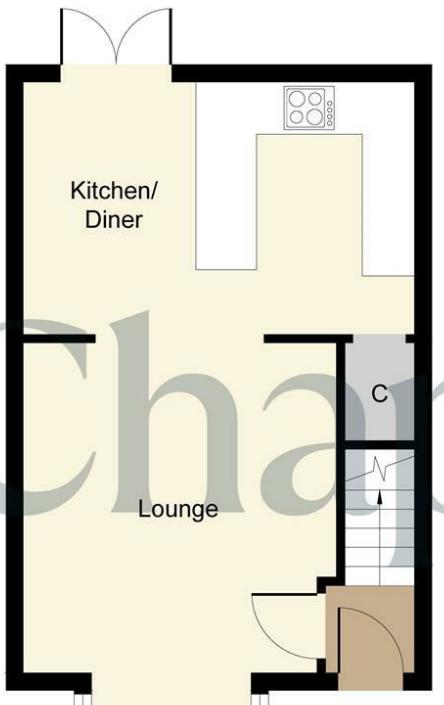
External

To the front of the property there is a slate garden and outdoor tap, there is parking for up to 3 vehicles. To the rear there are steps leading to a patio area, further steps down lead to an artificial lawned garden. Raised pebbled seating area, security light and outdoor power point. Detached garage to the side of the property which has electrics.



• DRIVEWAY • DETACHED GARAGE • SPACIOUS REAR GARDEN • EPC TO FOLLOW





Ground Floor

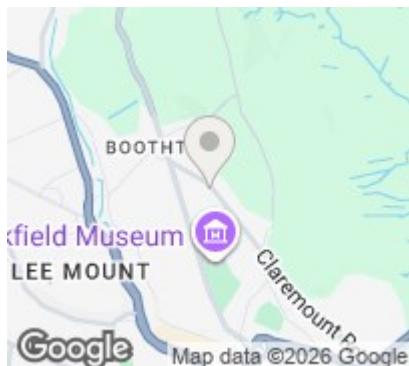


First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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