

# Peter David

# Properties Ltd

Residential Sales and Lettings



## Belgrave Mount, Claremount

Offers Around £87,950



# 30 Belgrave Mount

## Claremount, Halifax, HX3 6BE



Situated in this extremely popular and convenient residential location lies this first floor, one bedroomed apartment providing attractive modern accommodation. An internal inspection is absolutely essential to fully appreciate this delightful property which has the benefit of uPVC double glazing and gas central heating.

The property provides excellent access to the local amenities of Claremount, Boothtown and Horley Green, as well as easy access to Halifax town centre and the M62 motorway network. The property has allocated off road parking to the front.

### Accommodation

#### Entrance vestibule

Step into the accommodation via the front door. Radiator. Stairs lead to the first floor accommodation.

#### Inner hallway

Useful store/cloaks cupboard. Double glazed window above the stairs allowing in natural light.

#### Living room

12'9 x 11'5 (3.89m x 3.48m)

A lovely, well lit reception room with double glazed window. Feature living flame effect gas fire with marble hearth. Coving to ceiling. Radiator.

#### Dining kitchen

8'3 x 11'5 (2.51m x 3.48m)

With a built in modern fitted kitchen with a range of matching wall and base units with complementary work surfaces and tiled splash back. Inset one and a half bowl sink with chrome mixer tap. Built in electric oven, four ring gas hob, filter hood. Space and plumbing for an automatic washing machine. Space for an under counter fridge freezer. Wall mounted gas boiler for heating and hot water. Radiator. Double glazed window. Laminate flooring. Space for a dining table and chairs.



### Double bedroom

9'4 x 11'10 (2.84m x 3.61m)

A double bedroom with double glazed window. Radiator.

### Bathroom

8'5 x 6'7 (2.57m x 2.01m)

Furnished with a three piece suite comprising panelled bath with shower screen and shower over, wash basin with pedestal and mirror above and a low flush WC. Frosted double glazed window. Radiator. Extractor fan.

### External details

Allocated parking space to the front.

### Directions

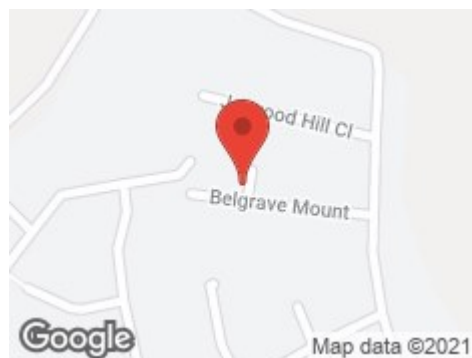
Please use the postcode HX3 6BE for sat nav directions.

### PLEASE NOTE

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 PETER DAVID 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.
6. Property is leasehold. Service charge £700 per annum for maintenance of communal areas/building insurance.



## Road Map



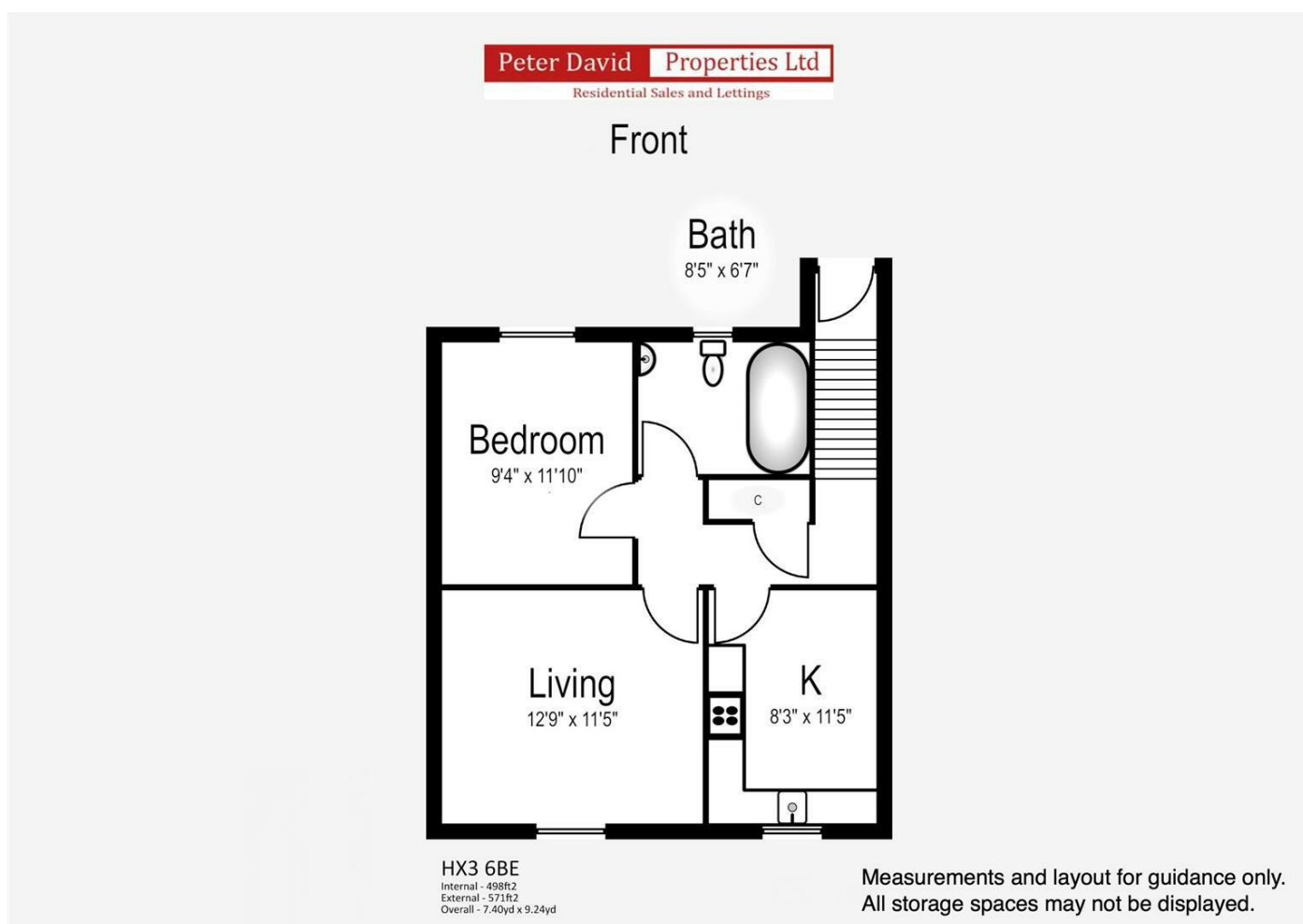
## Hybrid Map



## Terrain Map



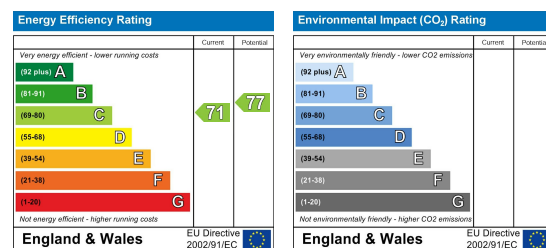
## Floor Plan



## Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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