

Peter David

Properties Ltd

Residential Sales and Lettings



Claremount Road,

Offers In The Region Of £129,950



110 Claremount Road , Halifax, HX3 6JQ



Peter David Properties are pleased to offer for sale this splendid THREE BEDROOM MID TERRACE property which will make a splendid family home. The property will be of interest to both first time buyers or growing families. This property is well presented and should be viewed internally to appreciate the effort the vendors have put into this property to create what is now a lovely family home.

The deceptively spacious accommodation is equipped with PVCu double glazing and gas fired central heating and comprises in brief: - Entrance vestibule, lounge, kitchen, two first floor bedrooms and family bathroom and a further bedroom to the second floor. Externally, there are gardens to both the front and rear of the property.

Claremount is situated above Halifax town centre with local primary schools nearby, shops and easy access to Halifax via road or bus links.

Accommodation

Entrance vestibule

Enter the property via a PVCu exterior door with double glazed panels into the entrance vestibule. Having a staircase rising to the first floor and a door accessing the lounge.

Lounge

14'10" x 11'10" (4.54 x 3.62)

The focal point of the lounge is the decorative fireplace with black marble surround housing a cast iron fire set to a matching marble hearth. There is ceiling coving, a central heating radiator, laminate flooring and walk-in box bay window to the front elevation with decorative leaded top lights. A door gives access into the kitchen.

Kitchen

8'11" x 14'9" (2.73 x 4.50)

Fitted with a comprehensive range of matching modern wall and base units with complementary working surfaces over inset into which is a stainless steel sink unit with side drainer and mixer tap and a four ring gas hob with stainless steel extractor canopy over. There are integrated appliances to include an eye level double oven, fridge and freezer and there is space and plumbing for an automatic washing machine, breakfast bar seating area, tiled surrounds, contemporary vertical central heating radiator, useful understairs storage cupboard and double glazed French doors opening out to the rear garden. Laminate flooring.

First floor landing

Having a central heating radiator and doors accessing the bedroom accommodation and bathroom. A further door accesses an inner hallway with study area with a staircase rising to the second floor.

Bedroom

12'9" x 8'9" (3.89 x 2.67)

Positioned to the front of the property and having a central heating radiator, window to the front elevation and built-in wardrobes.

Bedroom

9'3" x 8'9" (2.82 x 2.67)

Having a window to the rear elevation and a central heating radiator.

Study area

5'7" x 5'10" (1.72 x 1.78)

House bathroom

5'10" x 5'10" (1.78 x 1.78)

Furnished with a three piece suite in white comprising a central flush WC, pedestal wash hand basin and panelled bath with wall mounted shower over with rainwater shower head and flexible shower head and a glass shower screen. There is a window to the rear elevation, complementary part tiling to the walls and a central heating radiator.

Second floor

Bedroom

14'10" x 13'8" (4.54 x 4.17)

Having two Velux roof windows and a central heating radiator.

External details

To the front of the property there is a lawned garden with pathway leading to the front door. The garden is enclosed by timber fencing with timber gated access. To the rear can be found a further lawned garden with planting borders and a patio seating area. Steps lead up to a further patio area adjoining the property. The rear garden is also enclosed by timber fencing with timber gated access to the rear making it ideal for those with children or pets.

Directions

Please use the postcode HX3 6JQ 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.



Road Map



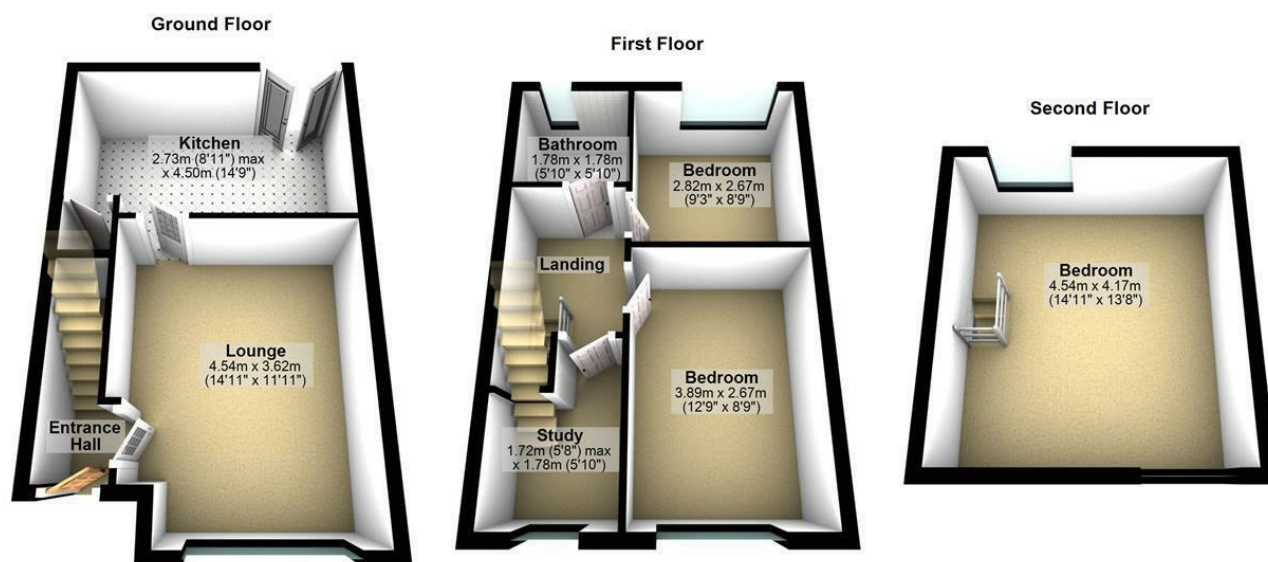
Hybrid Map



Terrain Map



Floor Plan

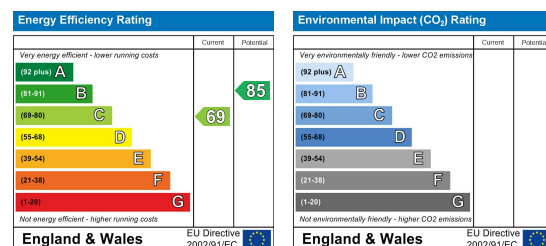


To be used for illustration purposes only. Measurements are approximated
Plan produced using PlanUp.

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



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.

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