



**33 The Arches Claremount Road, Halifax, HX3 6LD**  
**Offers Over £325,000**

Significantly extended and well presented is this FOUR BEDROOM END TOWN HOUSE in a popular residential location close to the excellent transport links and plentiful supply of amenities in Halifax Town Centre. The property offers an abundance of space to suit the modern family and has the added benefit of an integral garage, a large area of off street parking and a splendid tiered garden.

## COUNCIL TAX BAND - B

## EPC RATING - C

A wonderful family home which has been significantly extended to the side with a three storey extension adding considerable extra living space. Currently utilised as a four bedroom home, the large ground floor family room could easily be used as a fifth bedroom if required. To the middle floor there is a fabulous and spacious kitchen diner with large island unit making it the perfect hub for the family. The top floor has four bedrooms the primary again being generously sized with stylish fitted wardrobes and en-suite. Externally there is a large tiered garden to the rear offering various vantage points and splendid views whilst remaining child friendly with a large patio area directly off the kitchen. There is ample off road parking to the front.

## GROUND FLOOR

### DINING KITCHEN



A stunning open plan kitchen diner with double glazed windows to both front and rear allowing the space to flood with an abundance of natural light. There is a range of fitted wall and base 'Shaker style' units to two sides with accompanying island unit all with contrasting work surfaces over. Integrated appliances include a fridge freezer, dishwasher, double electric oven and an induction hob with extractor fan over. Good quality wood effect flooring and two central heating radiators.

### LOUNGE



In contrast to the large dining kitchen, a cosy lounge with double glazed window and a central heating radiator.

## BOOT ROOM



Useful boot room area with wood effect flooring, a central heating radiator and a double glazed window.

## WC



Fitted with a low flush wc and a hand wash basin on a vanity unit. Tiled flooring, a central heating radiator and a double glazed window.

## LOWER GROUND FLOOR

### FAMILY ROOM



Currently used as a TV room/Gym, this large room could be used for a variety of purposes and has a double glazed window and a central heating radiator.

## UTILITY ROOM

A utility space with a central heating radiator, vinyl flooring and plumbing for a washing machine.

## INTEGRAL GARAGE

A large garage ideal for parking or storage purposes which can be accessed from the front elevation or the utility room.

## FIRST FLOOR

### LANDING

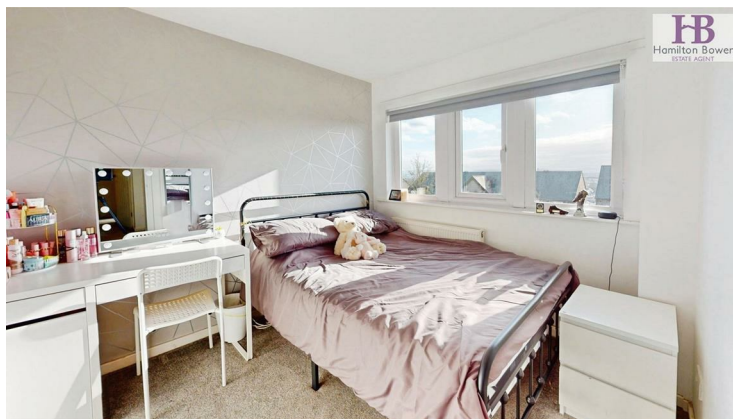
Central heating radiator and loft access.

## BEDROOM



A large double bedroom fitted with an extensive range of wardrobes, a central heating radiator and double glazed patio doors opening to a Juliet style balcony. Loft access.

## BEDROOM



Double bedroom to the front elevation with a double glazed window, central heating radiator and fitted storage.

## EN-SUITE



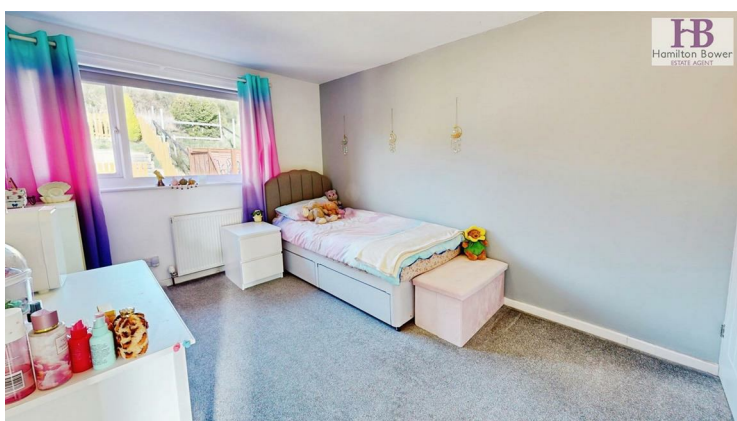
Contemporary fitted en-suite with a low flush wc, hand wash basin on a vanity unit and large walk in shower area with a large glass screen with sliding door. Heated towel rail and a double glazed window.

## BEDROOM



A fourth top floor bedroom with a double glazed window, central heating radiator and fitted storage.

## BEDROOM



Double bedroom to the rear elevation with a double glazed window, central heating radiator and fitted storage.

## BATHROOM



Fitted modern bathroom suite in white with stylish black accents comprising of a wc and hand wash basin in a vanity combination unit and a bath with shower and screen over. Double glazed window and heated towel rail.

## EXTERNAL



To the rear, a large garden set at elevating levels, maintaining a child friendly feel to the lower level with good size patio rising to further tiers with decking and artificial lawn providing a lovely elevated place to sit and enjoy the far reaching views. To the front a large area which can accommodate off street parking for a number of vehicles.

