



233 Claremont Road, Halifax, West Yorkshire, HX3 6JL
Offers Over £150,000

Located on a pleasant tree lined road is this impressive THREE BEDROOM mid terrace in a popular residential location close to Halifax Town Centre. The property has been extensively improved by the current owners to provide a high quality finish throughout with the benefit of modern fixtures and fittings.

GROUND FLOOR

ENTRANCE PORCH

Useful entrance porch.

ENTRANCE

Hallway with central heating radiator, feature panelling to the walls and stairs to the first floor.

LOUNGE

Well presented main reception space with a large bay with double glazed window, central heating radiator and gas fire with decorative surround.

KITCHEN

Splendid kitchen with a range of fitted wall and base units with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Double oven with a 5 ring gas hob and extractor over. Integrated fridge freezer and plumbing for a washing machine. Stylish wood flooring, double glazed window, under stairs storage and central heating radiator.

FIRST FLOOR

LANDING

Loft access.

BEDROOM

Master bedroom to the front elevation with fantastic views. Panelling to one wall, central heating radiator, double glazed window and built in storage.

BEDROOM

A second double bedroom, this one to the rear with a double glazed window and central heating radiator.

BEDROOM

Currently used as a dressing room, but could easily be used as an office space or third bedroom. Double glazed window with views and a central heating radiator.

BATHROOM

Magnificent bathroom with a fitted three piece suite in white comprising of a low flush W.c, hand wash basin and bath with shower and screen over. Heated towel rail and double glazed window.

EXTERNAL

To the rear there is an elevated seating area which provides a pleasant outdoor area with further storage options. To the front steps lead to the front door. There is a patio seating area and a selection of established plants and shrubs.

EPC RATING - D

COUNCIL TAX BAND - A

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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	