

Peter David

Properties Ltd

Residential Sales and Lettings



Deacon View, Claremount Road,

£180,000





Nestled in the popular area of Claremount, Halifax, this end-terrace house presents an excellent opportunity for those looking to create their dream home. This property features two spacious bedrooms, making it ideal for small families or couples seeking extra space.

The layout comprises an entrance porch leading into the kitchen, which flows through to a bright and welcoming living room — an ideal space for relaxing or entertaining guests. The kitchen, while in need of modernisation, offers a practical layout with excellent potential for upgrades to suit your personal style. The property also benefits from a well-appointed bathroom, complete with a convenient walk-in shower.

Outside, the house is complemented by gardens at both the front and rear, offering a delightful outdoor space for relaxation or gardening enthusiasts. The location is particularly appealing, situated in a popular area that benefits from local amenities and easy access to Halifax town centre.

This property is ready for your creative touch to transform it into a contemporary haven. With its spacious layout and potential for modernisation, this end-terrace house is a fantastic opportunity for those looking to invest in a home they can truly make their own. Don't miss the chance to view this property and envision the possibilities it holds.

- TWO BEDROOMS
- END TERRACE
- GARDENS FRONT AND REAR
- POPULAR LOCATION
- IN NEED OF MODERNISATION
- EPC RATING - C
- COUNCIL TAX BAND - B

Accommodation

Kitchen

15'10" x 9'8" (4.85 x 2.95)

Lounge

13'2" x 14'6" (4.02 x 4.42)

Dining room

10'7" x 6'11" (3.25 x 2.12)

First floor

Bedroom one

15'10" x 18'2" (4.85 x 5.55)

Bedroom two

9'3" x 12'2" (2.82 x 3.72)

Bathroom

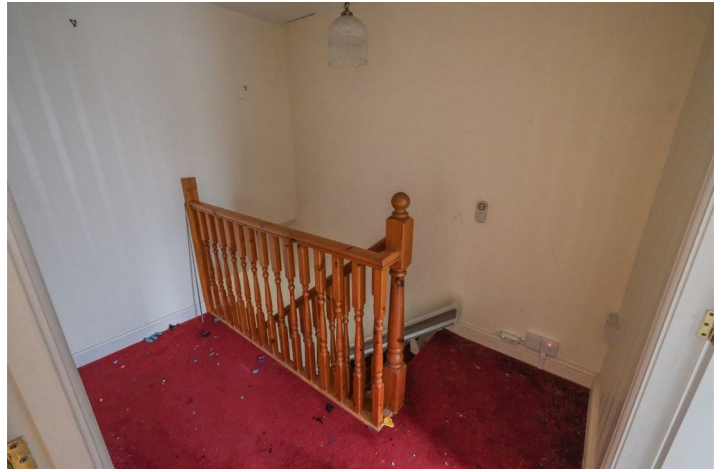
6'3" x 8'6" (1.92 x 2.6)

Directions

Please use post code HX3 6BN 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.



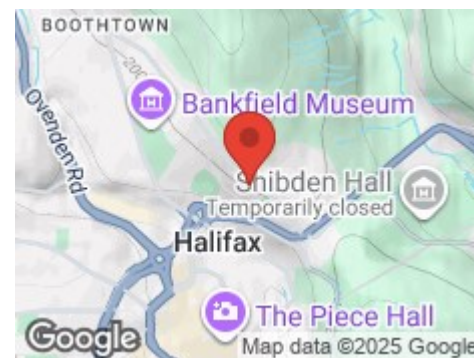
Road Map



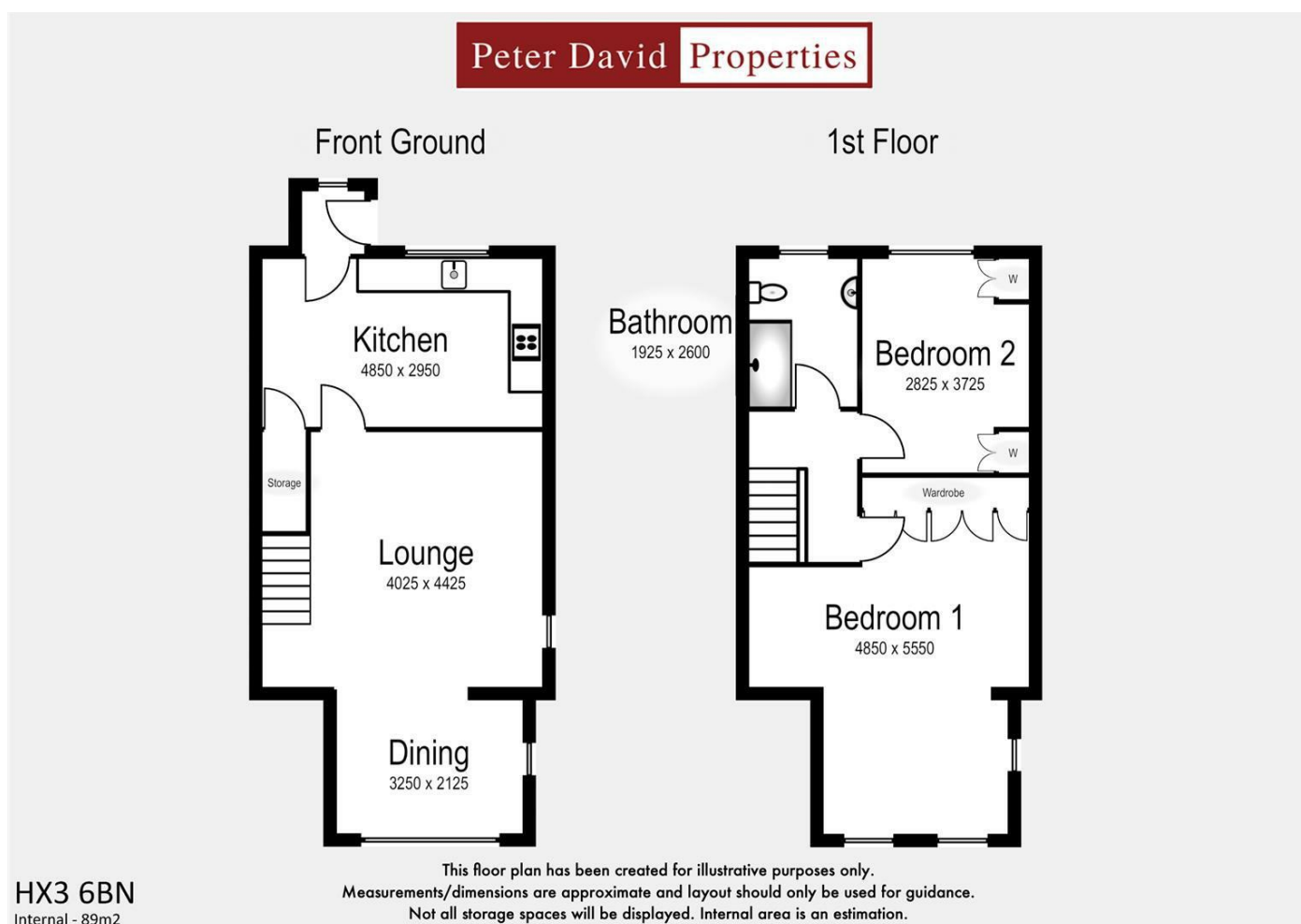
Hybrid Map



Terrain Map



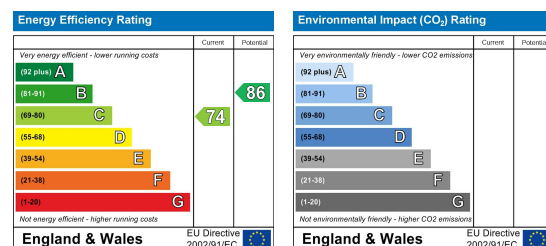
Floor Plan



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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