



203 Claremount Road, Halifax, HX3 6JL
£140,000

bramleys



NO UPPER CHAIN

This stone built, 3 bedroom, through terraced property has views across fields to the rear and far reaching views to the front. Situated within a popular residential area of Halifax, the property has gas fired central heating, uPVC double glazing and is deceptively spacious, with 2 reception rooms, separate kitchen, 3 good sized first floor bedrooms and bathroom.

Offered for sale with vacant possession upon legal completion, the property would make an ideal purchase for those with a young and growing family or alternatively the investor buyer alike.

Energy Rating: D



GROUND FLOOR:

Enter the property through a uPVC external door with sealed unit double glazed panel above.

Entrance Hall

With wood effect laminate flooring and a central heating radiator.

Lounge

13'1" x 11'10" (3.99m x 3.61m)

Situated to the front of the property, having wood effect laminate flooring, a central heating radiator and archway which leads through to the dining room.

Dining Room

13'3" x 12'6" max / 10'0" min (4.04m x 3.81m max / 3.05m min)

With a central heating radiator, uPVC double glazed window and wood effect laminate flooring.

Kitchen

10'5" x 5'6" (3.18m x 1.68m)

Fitted with a range of matching wall and base units with laminated work surfaces, a gas cooker point with overhead extractor fan and light, plumbing for a washing machine, inset stainless steel sink unit with mixer taps and side drainer and a uPVC double glazed window to the rear which provides open views. The kitchen also has a uPVC rear access door and a central heating radiator.

FIRST FLOOR:

Landing

Bedroom 1

13'10" x 9'8" (4.22m x 2.95m)

Situated to the front of the property, having a uPVC double glazed window with far reaching views and a central heating radiator.



Bedroom 2

12'8" x 10'5" (3.86m x 3.18m)

Situated to the rear of the property, with open outlook. There is a central heating radiator and uPVC double glazed window.

Bedroom 3

10'10" x 5'7" (3.30m x 1.70m)

Having a central heating radiator and uPVC double glazed window.

Bathroom

Furnished with a 3 piece white suite comprising of a low flush WC, pedestal wash basin and panelled bath with overhead Triton shower. There is also a central heating radiator and uPVC double glazed window.

OUTSIDE:

There are garden areas to both the front and rear.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Halifax via the A647 Hayley Hill/Boothtown Road. After passing Bankfield Museum on the right hand side, take the next right hand turning into Woodlands Road and proceed to the end of the road. Here turn right into Claremount Road, where the property will

be found after a short distance on the left hand side, clearly identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

B

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

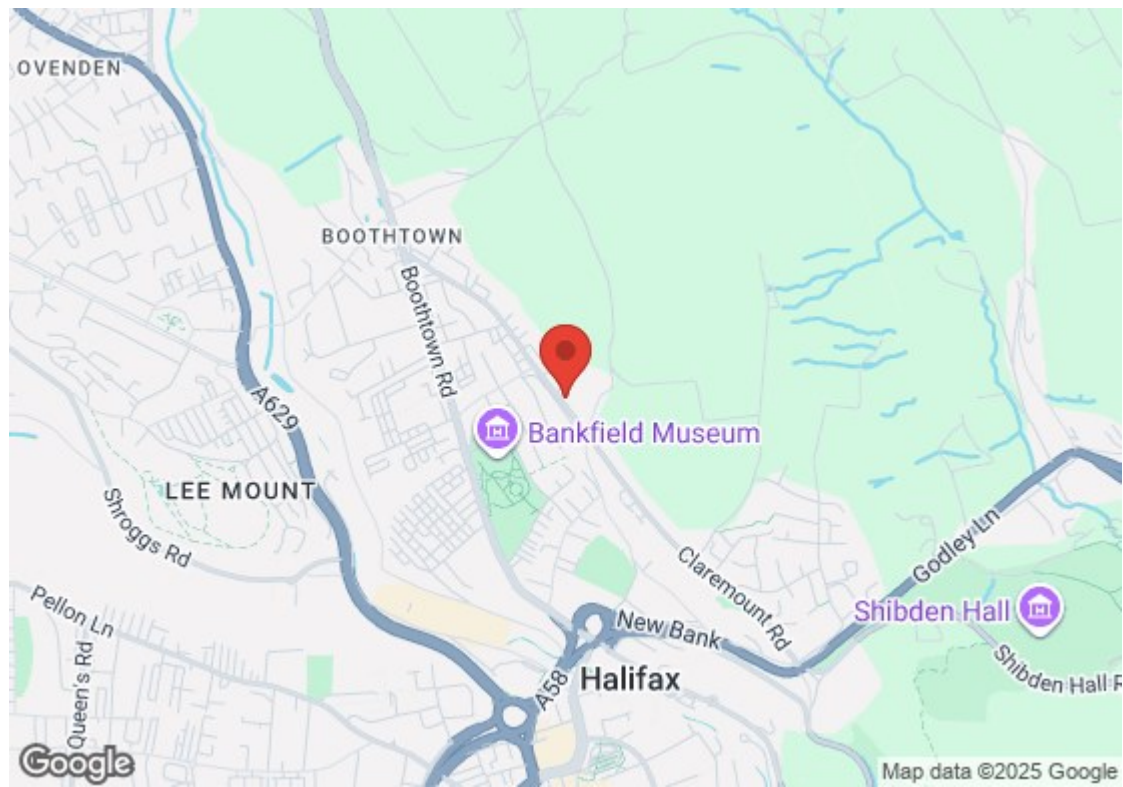
ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing 01484 530361.

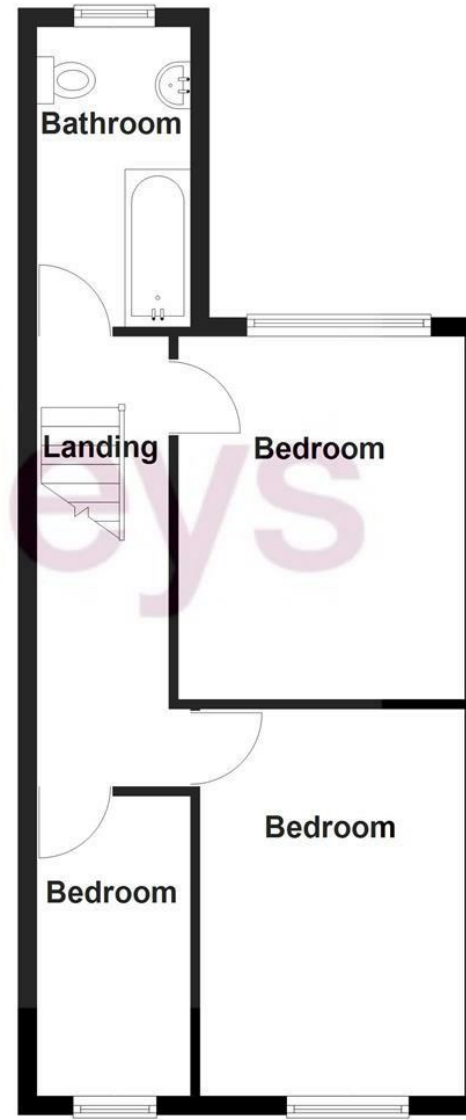




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	60	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Huddersfield | Halifax | Elland | Mirfield

