







250 Claremount Road, Halifax, HX3 6AW

£230,000

Offered FOR SALE with NO CHAIN is this THREE bedroom end terrace in the popular area of Claremount, Halifax. Accommodation comprises; Entrance porch, lobby, lounge with media wall and dining kitchen. To the first floor; landing, three bedrooms and bathroom. Gardens front and rear with superb panoramic views over Halifax to the rear. Garage. The property benefits from Upvc double glazing, gas central heating, smart pay as you go meters, cctv and security alarm system. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Entrance Porch 2'11" x 3'5" (0.9 x 1.05)

Composite obscure double glazed door to front. Electric meter and door to lobby;

Lobby



Radiator, staircase access to first floor and door to lounge;

Lounge 11'1" x 14'9" (3.4 x 4.5)





Spacious room with media wall and useful understairs storage housing the 'BAXI' condensing combi boiler. Electric fire, radiator and Upvc double glazed window to front. Door to dining kitchen;

Dining Kitchen 10'0" x 15'1" (3.05 x 4.6)







Having a range of wall and base units with solid wood worktop and tiled splashbacks. Plumbing for washing machine, electric oven and five ring hob with glass splashback and extractor hood above. Fridge/freezer, stainless steel sink and drainer, under cupboard and plinth lighting and spotlights. Radiator, Gas meter, Upvc double glazed window and sliding patio doors to rear.

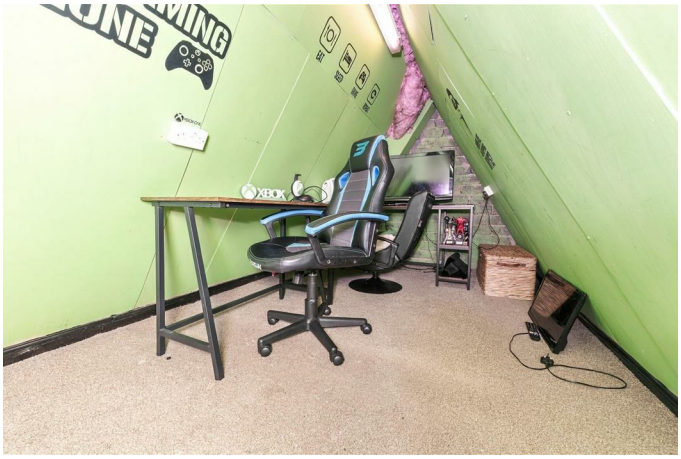
First Floor

Landing



Loft hatch with drop down ladder. Upvc double glazed window to side, radiator and doors to bathroom and bedrooms;

Loft



Loft is fully boarded and carpeted with power and light

Bedroom One 8'10" x 14'5" (2.7 x 4.4)




Double bedroom with radiator and Upvc double glazed window to front.

Bedroom Two 8'10" x 10'9" (2.7 x 3.3)



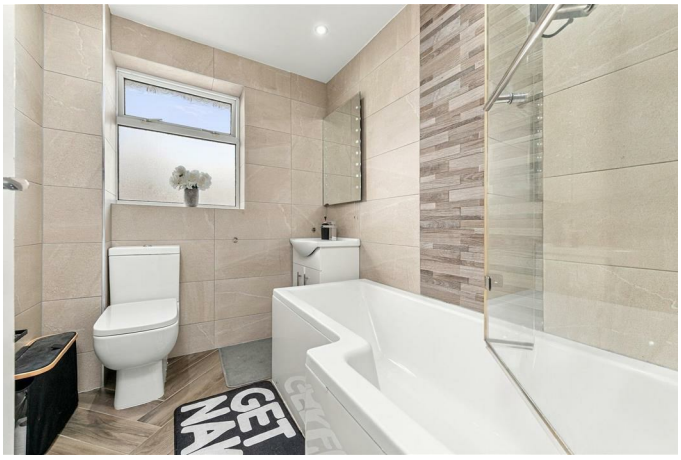

Double bedroom with radiator, usb socket and Upvc double glazed window to rear.

Bedroom Three 5'8" x 8'8" (1.75 x 2.65)



Single bedroom with radiator and Upvc double glazed window to front.

Bathroom 5'10" x 7'6" (1.8 x 2.3)



Three piece suite comprising low flush w.c. sink with vanity unit and 'p' shaped bath with glass shower screen with return, mains mixer and waterfall shower. Underfloor heating, chrome heated towel radiator and spotlights. Tiled floor and wall, Upvc obscure double glazed window to rear. ,

External



To the front is a lawn garden with security lights. Path to side with external lights. To the rear is a lawn, decked and patio garden with stunning views over Halifax. Outside tap and security light.

Garage

Up and over door. Power and light. Alarmed and has it's own fusebox.

Parking

On street parking available

Tenure

We have been advised by the vendor that the property is freehold.

Energy Rating

C

Council Tax Band

B

Water

Water meter

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

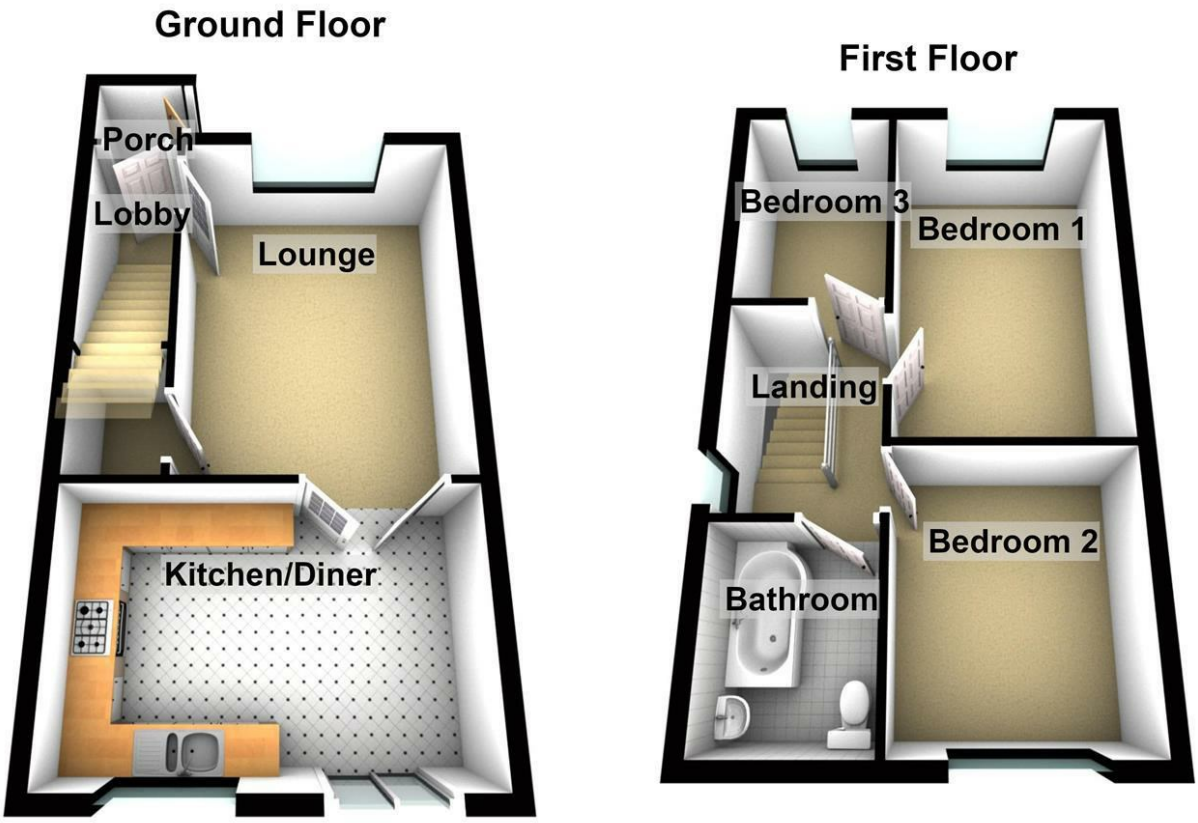
Boundaries & Ownerships

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.

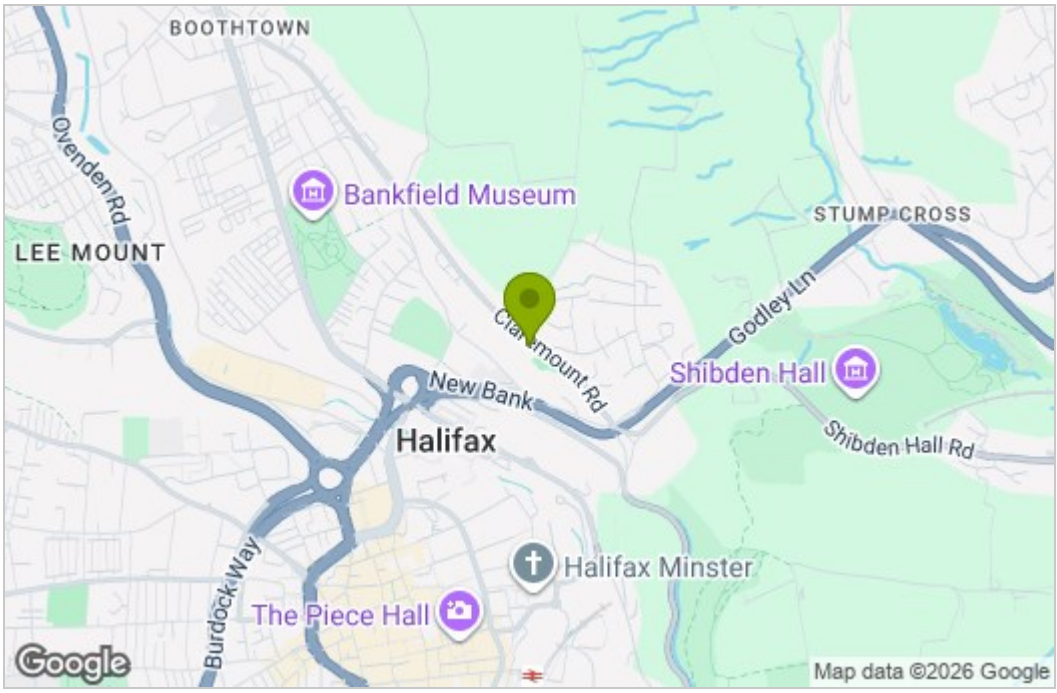
Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

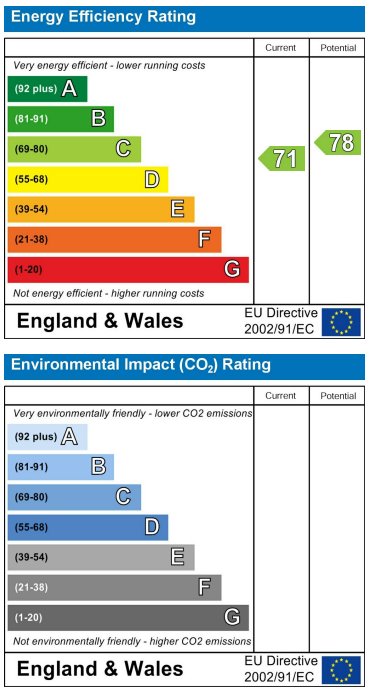
Floor Plan



Area Map



Energy Efficiency Graph



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