Sugdens
Sales & Lettings



# Range Bank, Claremount,

## £210,000

* SEMI DETACHED * THREE BEDROOMS * LARGE GARDENS * POTENTIAL TO EXTEND (STPP) *
* POPULAR LOCATION * FAR-REACHING VIEWS * CLOSE TO AMENITIES *

A well presented three bedroom semi detached property occupying a pleasant position within this popular residential location. The property offers spacious accommodation with the added benefit of excellent potential to extend - subject to the relevant planning permissions.

The accommodation briefly comprises entrance hall, lounge, modern fitted dining kitchen, three bedrooms and a modern house bathroom. Further benefits include gas fired central heating, PVCu double glazing, under-house storage, large gardens, parking for several vehicles and attractive views.

Conveniently located for local shops and amenities, with easy access into Halifax centre.

An ideal purchase for first time buyers, young families or those looking for a property with further potential.







## Entrance Vestibule
With radiator.

## Lounge
13'2" x 13'7" (4.01m x 4.14m)
With a living flame gas fire in fireplace surround, radiator, double glazed bay window.

## Dining Kitchen
17'4" x 10'8" (5.28m x 3.25m)
Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob and extractor, plumbing for auto washer, integrated dishwasher, understairs storage, double glazed window and radiator.

## First Floor
With access to loft.

## Bedroom Three
7'1" x 6' (2.16m x 1.83m)
With radiator and double glazed window.

## Bedroom Two
10'6" x 10'7" (3.20m x 3.23m)
With radiator and double glazed window.

## Bedroom One
10'9" x 11'6" (3.28m x 3.51m)
With radiator and double glazed window.

## Bathroom
Modern three piece suite comprising P shaped bath, low suite wc, pedestal wash basin, radiator and double glazed window.

## Exterior
To the front of the property is a lawn garden to the side is a large driveway giving room for several cars beyond the drive at the side is a lawn area which in the past has had planning permission. To the rear is a tiered garden. Under the house is a useful storage area ideal for storage garden furniture bikes etc.

## Directions
From our office on Queensbury High Street head toward Russell St, continue to follow A647 towards Halifax for 1.5 miles, take the slight left onto Swales Moor Rd, continue onto Bradford Old Rd, continue onto Range Bank.

## TENURE
FREEHOLD

## Council Tax Band
A / Calderdale



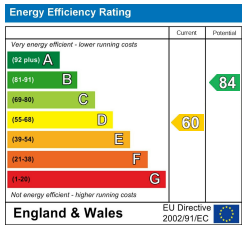


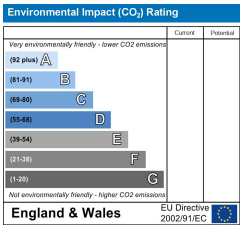






**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.




8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensestates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensestates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensestates.co.uk
website www.sugdensestates.co.uk

rightmove The Property Ombudsman Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915 DPS The Deposit Protection Service