



## 36 CLARE ROAD HALIFAX

Situated in the town centre this superb period residence is presently used as office space but can easily be used for residential purposes. This spacious terraced residence has retained many period features and provides both excellent office space or residential accommodation and will be of special interest to the property investor. It has the benefit of designated parking spaces to the rear and provides excellent access to the Trans Pennine road and rail network linking the business centres of Manchester and Leeds. Very rarely does an opportunity arise to purchase a property in this extremely convenient location and as such an early appointment to view is strongly recommended.

Price Guide: O/A £250,000

A glass panelled front entrance door opens into the

### **ENTRANCE VESTIBULE**

With intercom entry system and glass panelled door opening to the

### **ENTRANCE HALL**

With ornate cornice and plaster work to the ceiling, arch feature, one single radiator and a fitted carpet.

From the Entrance Hall an arch leads to the

### **RECEPTION ROOM 5.86m x 5.37m**



With an angular bay window incorporating double glazed units, period fireplace to the chimney breast, ornate cornice with matching centre rose and picture rail, and two double radiators.

From the Entrance Hall a door opens into

### **REAR OFFICE 1. 4.35m x 3.95m**

This spacious room has a window to the rear elevation. One radiator.

From the Entrance Hall a door opens to the

### **REAR OFFICE 2. 3.63m x 4.38m**



With double glazed window to the rear elevation, ornate cornice to ceiling with matching centre rose, one double

radiator, rear entrance door and a fitted carpet.

From the Entrance Hall a door opens to a

### **STOREROOM**

With fitted shelves and stairs leading down to the

### **LOWER GROUND FLOOR BASEMENT**

Providing excellent storage facilities. Door to

### **MAIN CELLAR 5.92m x 5.39m**

With two windows to the front elevation, Two Gloworm central heating boilers. Door to

### **STOREROOM ONE 3.93m x 4.41m**

With window to the rear elevation

### **STOREROOM TWO 3.66m x 4.40m**

With window to the rear elevation. Door to under the stairs storage.

From the Entrance Hall a spindled staircase leads to a

### **HALF LANDING**

With large skylight window, picture rail and dado rail, the stairs continue to the

### **FIRST FLOOR LANDING**

With cornice to ceiling, picture, and dado rails. From the Landing a door opens to

### **OFFICE ONE 4.55m x 5.35m into bay window**



With angular bay window to the front elevation, feature period Victorian marble fireplace to the chimney breast, cornice to ceiling, matching picture rail, one double and one single radiator and a fitted carpet.

From the Landing a door opens into

### **OFFICE TWO 4.35m x 2.99m**

With sash cord window to the front elevation, cornice to ceiling, one double radiator and a fitted carpet.

From the Landing a door opens to an

### **INNER HALL**

With one single radiator, door to

### **LADIES TOILET**

With modern white two-piece suite comprising hand wash

basin with mixer tap and low flush WC. The toilet is fully tiled and has inset spotlights to the ceiling.

From the Inner Hall a door opens to the

#### **MENS TOILET**

With modern white two-piece suite comprising hand wash basin with mixer tap, low flush WC. The toilet is fully tiled and has inset spotlight fittings to the ceiling.

Door to

#### **SHOWER ROOM**

With two-piece suite with hand wash basin with mixer tap and large walk-in shower cubicle with Mira shower unit. The shower room is fully tiled and has two windows to the rear elevation, inset spotlight fittings to the ceiling and a chrome heated towel rail/radiator.

From the Landing a door opens to the

#### **KITCHEN 4.39m x 3.88m**



With modern fitted wall and base units incorporating matching work surfaces with a stainless steel single drainer 1 ½ bowl sink unit with mixer tap, four ring halogen hob with fan assisted oven and grill beneath with extractor in canopy above, integrated fridge/freezer integrated washing machine, integrated tumble dryer and an integrated dishwasher. This modern kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, sash cord window to the rear elevation, one double, one single radiator, cornice to ceiling with matching picture rail, period marble fireplace to the chimney breast.

From the Landing a spindled staircase leads to

#### **HALF LANDING**

With stairs continuing to the

#### **SECOND FLOOR LANDING**

Form the Landing a door opens to

#### **OFFICE THREE 3.22m x 4.30m**

With window to the front elevation, one double radiator, and a fitted carpet.

From this office through to

#### **OFFICE FOUR 4.25m x 5.35m**

With angular bay window to the front elevation incorporating sash cord windows, one double and one single radiator and a fitted carpet.



From the Landing a door opens to

#### **OFFICE FIVE 4.38m x 3.90m**

With double glazed window to the rear elevation, cast iron fireplace to the chimney breast, beam to ceiling, one double radiator and a fitted carpet.

From the Landing a door opens to a

#### **LARGE STOREROOM 3.66m x 4.40m**

With window to the rear elevation.

From the Landing a door opens to the skylight with skylight above.

#### **GENERAL**

The property is constructed of stone and has a blue slate roof. It has the benefit of all mains services, gas, water and electric with the added benefit of gas central heating throughout and partial double glazing. The property is Freehold and is in Council Tax Band is

#### **EXTERNAL**

To the front of the property there are steps leading to the front entrance door. To the rear there is a communal carpark with designated parking for several vehicles.

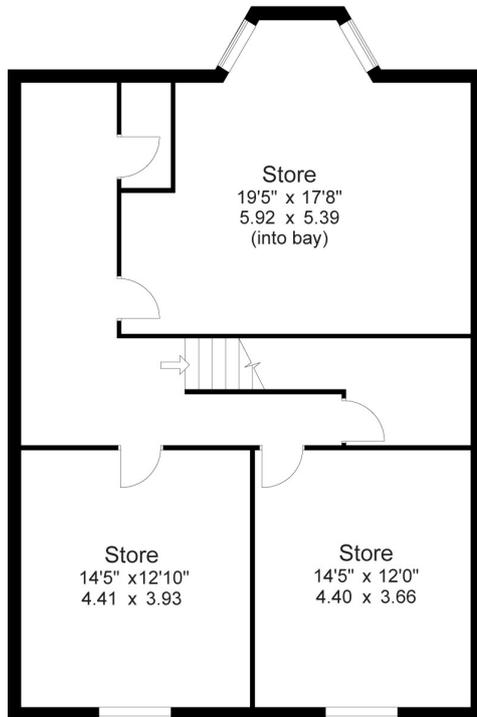
#### **TO VIEW**

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

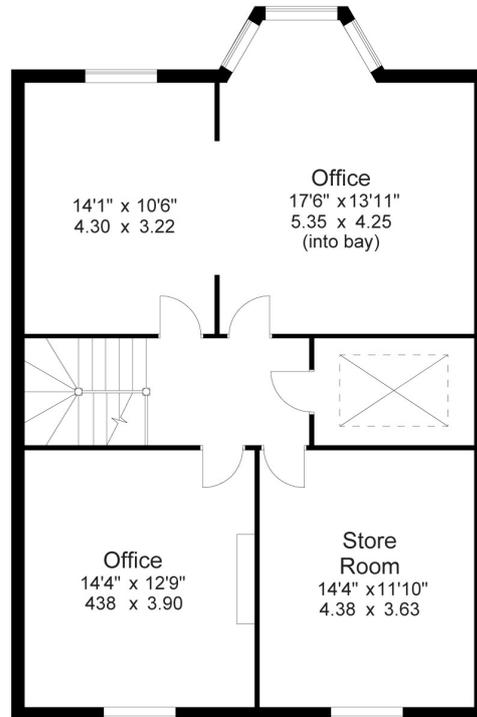
#### **DIRECTIONS**

Sat Nav HX1 2HX

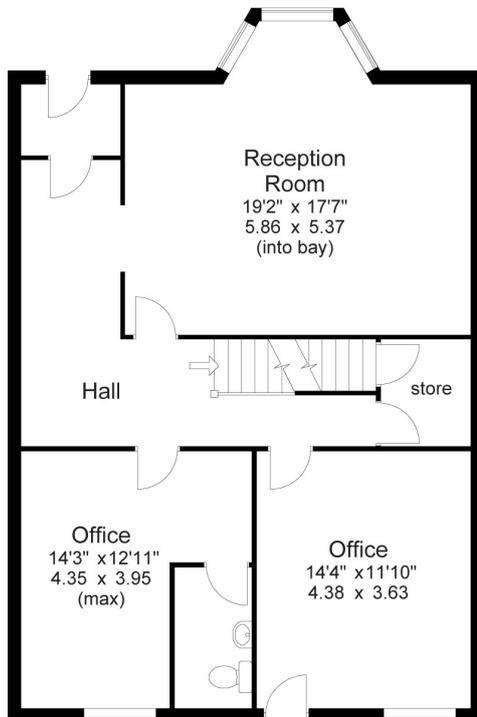
Approx Gross Floor Area = 3581 Sq. Feet  
 = 332.6 Sq. Metres



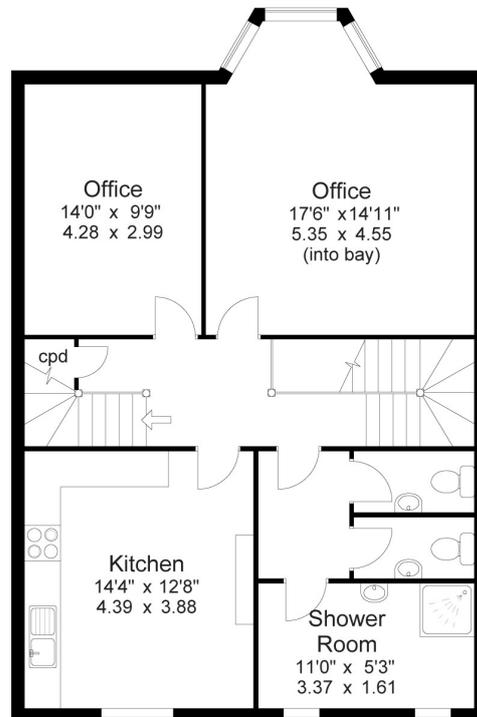
Lower Ground Floor



Second Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale.

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