



35 COPLEY DRIVE COPLEY, HALIFAX

Situated in this highly desirable and much sought after residential location, within the heart of Copley village, lies this four bedroomed town house providing extremely attractive family accommodation. Just step inside this delightful family home and you cannot fail to be impressed by the attractive accommodation provided which has a wealth of quality fixtures and fittings. The property briefly comprises an entrance hall modern fully fitted dining kitchen, downstairs cloakroom, living room, four good sized bedrooms (master with en suite), modern bathroom, parking to the front and enclosed private garden to the rear, uPVC double glazing and gas central heating. The property provides excellent access to the local amenities of Copley and Skircoat Green, including outstanding schools, as well as easy access Halifax town centre and the trans-Pennine road and rail network linking the business centres of Manchester and Leeds. The property is being offered for sale at this realistic asking price in order to encourage a prompt sale and as such an early appointment to view is strongly recommended.

Price Guide: 0/0 £260,000

The front entrance door opens into the

ENTRANCE HALL

With karndean flooring, inset spotlight fittings, one double radiator with cover, door to under the stair's storage cupboard and door to cylinder cupboard with airing shelves above. From the Entrance Hall a door opens to the

DOWNSTAIRS CLOAKROOM

With modern white two-piece suite comprising pedestal wash basin and low flush WC, one single radiator and an extractor fan. From the Entrance Hall a door opens into

BEDROOM FOUR 4.66m x 2.48m



This double bedroom is presently used as a second sitting room which was converted from the original integral garage. It has uPVC double glazed windows to the front elevation and sliding doors to excellent wardrobe facilities, modern vertical radiator, and a fitted carpet. From the Entrance Hall a door opens into the

DINING KITCHEN 4.62m x 3.25m



Being fully fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless-steel single drainer 1 1/2 bowl sink unit with mixer tap, four ring gas hob with extractor in stainless steel canopy above and fan assisted electric oven and grill beneath with

matching stainless steel splash back, plumbing for an automatic washing machine and dishwasher. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, Karndean flooring, uPVC double glazed window to the rear elevation enjoying an attractive garden outlook, one double radiator with cover, uPVC double glazed French doors opening onto the rear garden, inset spotlight fittings to the ceiling, and one TV point. From the Entrance Hall a spindled staircase with fitted carpet leads to the

FIRST FLOOR LANDING

With a uPVC double glazed window to the front elevation, one single radiator and a fitted carpet. From the Landing a door opens to the

LOUNGE 4.63m x 4.13m



This delightful lounge has two uPVC double glazed windows to the rear elevation providing this room with its light and spacious aspect, feature fireplace with pebble effect electric fire on a matching hearth, Two radiators, one TV point and a fitted carpet. From the Landing a door opens into

BEDROOM ONE 2.56m x 3.77m



This double bedroom has a uPVC double glazed window to the front elevation, built-in wardrobes to one wall, one single radiator, one TV point, and a fitted carpet. From the Bedroom a door opens to the

EN SUITE SHOWER ROOM

With a modern white three-piece suite comprising pedestal wash basin, low flush WC and fully tiled shower cubicle with shower unit. The en suite has an extractor fan and a heated towel rail/radiator. From the Landing a spindled staircase with a fitted carpet leads to the

SECOND FLOOR LANDING

With access via a loft ladder to the fully insulated and boarded loft, one single radiator and a fitted carpet. From the Landing a door opens to

BEDROOM TWO 2.73m extending to 4.24m x 2.93m



With uPVC double glazed window to the front elevation, built-in wardrobes to one wall, modern vertical radiator, one TV point, and a fitted carpet. From the Landing a door opens to

BEDROOM THREE 2.64m x 3.22m



With uPVC double glazed window to the rear elevation, built-in wardrobes to one wall, radiator with cover and a fitted carpet. From the Landing a door opens to the

BATHROOM



Being fitted with a modern white three-piece suite comprising pedestal wash basin, low flush WC, and a panelled bath with shower unit. The bathroom is tiled around the bath and shower with complementing colour scheme to the remaining walls and a Velux double glazed skylight window, one single radiator and an extractor fan.

GENERAL

The property is freehold and has the benefit of all mains services gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property is Freehold and is in Council Tax band is C

EXTERNAL



To the front of the property there is a tarmac drive providing parking for two vehicles. To the rear of the property there is an enclosed private garden with flagged patio and an artificial turfed area.

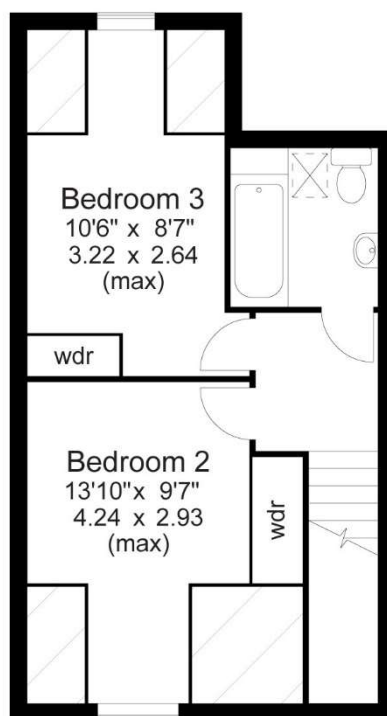
TO VIEW

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

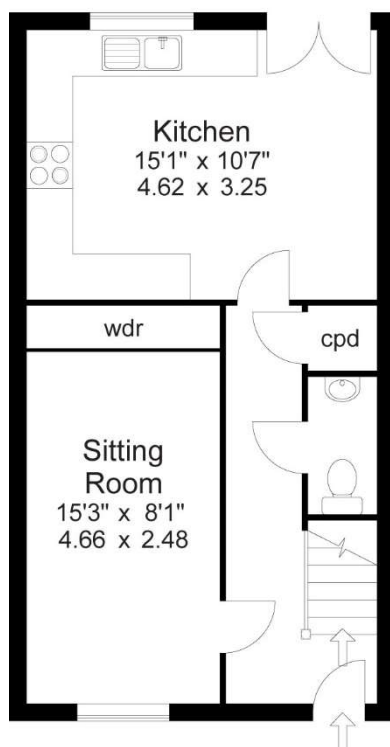
DIRECTIONS

Sat Nav HX3 0US

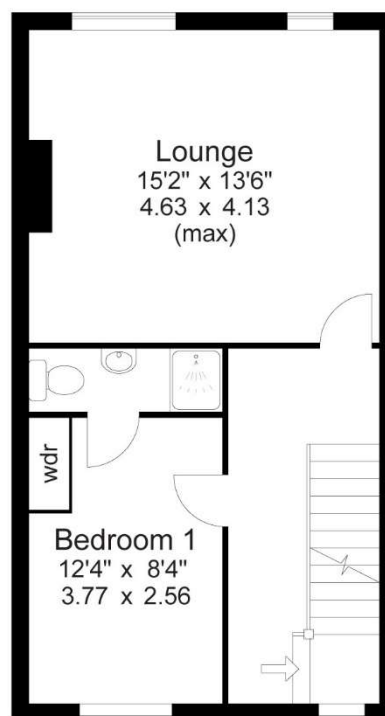
Approx Gross Floor Area = 1295 Sq. Feet
= 120.05 Sq. Metres



Second Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale.

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