



1 COPLEY VIEW COPLEY, HALIFAX

Situated in this highly desirable and much sought after residential location, within the heart of Copley, lies this 1960's extended four bedroomed semi-detached property. The property briefly comprises an entrance hall, spacious lounge, fitted kitchen, bathroom, four bedrooms (one double bedroom on the ground floor presently used as a dining room), gardens, garage, uPVC double glazing and gas central heating. Although the property requires renovating, which is reflected in the asking price, an internal inspection is essential to fully appreciate the potential this family home provides. The property provides excellent access to Halifax and Sowerby Bridge as well as easy access to the local amenities of Copley and Skircoat Green, including outstanding schools. Very rarely does the opportunity arise to purchase a four bedroomed semi-detached residence in this location and an early appointment to view is strongly recommended to avoid disappointment.

Price Guide: 0/0 £190,000

The uPVC double glazed front entrance door opens into the

ENTRANCE PORCH

With glass panelled door opening to the

ENTRANCE HALL

Wood floor, one double radiator, one telephone point.

From the Entrance Hall a door opens into the

KITCHEN 2.76m x 3.14m



Being fitted with a range of wall and base units incorporating matching wood work surfaces with a stainless steel single drainer sink with mixer tap, gas cooker and plumbing for washing machine. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and uPVC double glazed windows to the front and side elevations. One double radiator.

From the Entrance Hall a door opens to the

SPACIOUS LOUNGE 5.33m x 3.34m



With uPVC double glazed front door with matching floor to ceiling windows to either side opening onto the front garden, feature stone fireplace incorporating encased living flame gas

fire on a matching hearth, cornice to ceiling, one single radiator, one TV point and a fitted carpet.

From the Entrance Hall a door opens into

DINING ROOM/BEDROOM THREE 3.59m x 3.33m



With two uPVC double glazed windows to the rear elevation, fireplace with living flame gas fire on marble hearth, one double radiator, one telephone point and a fitted carpet.

BATHROOM



With three-piece suite incorporating pedestal wash basin with a low flush WC, a panel bath and overhead shower. The bathroom is fully tiled, with a matching wooden floor and a UPVC double glazed window to the side elevation.

In the Entrance Hall there is a door opening to a store cupboard with fitted shelves, one double radiator and a window to the rear elevation.

From the Entrance Hall stairs with fitted carpet leads to a

HALF LANDING

With uPVC double glazed window to the side elevation and stairs continuing to the

FIRST FLOOR LANDING

Door to under the eave's storage. From the Landing a door opens to

BEDROOM FOUR 2.68m x 2.76m

This single bedroom has a uPVC double glazed window to the side elevation, built-in cupboard providing useful storage facilities and access to under the eave's storage, one single radiator and a fitted carpet.

From the Landing a door opens into

BEDROOM ONE 3.95m x 3.34m



With uPVC double glazed window to the front elevation, built-in bedroom furniture to three walls with bridging units, dressing table and bedside cabinets, one single radiator, one telephone point and a fitted carpet.

From the Landing a door opens to

BEDROOM TWO 3.50m x 3.23m



With two uPVC double glazed windows to the rear elevation, one single radiator and a fitted carpet.

GENERAL

The property is constructed of brick and surmounted with a concrete tiled roof. It 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 in council tax band C.

EXTERNAL



To the front of the property there is a south facing garden, with a block paved patio area with mature plants and shrubs. To the side of the property there is a tarmac drive leading to a detached garage. To the rear of the property there is a further patio garden with summer house and garden shed. Access to the boiler room to the side of the property which house the combination boiler.

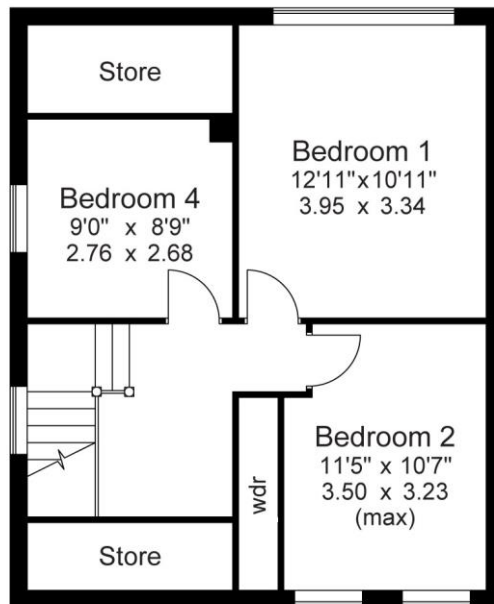
TO VIEW

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

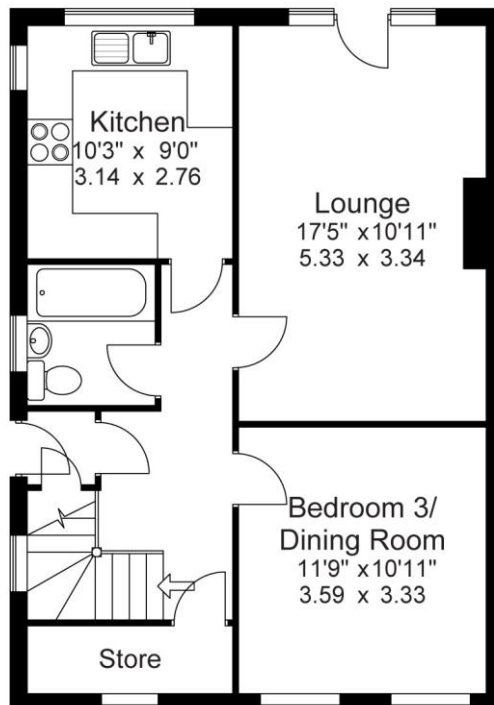
DIRECTIONS

Sat Nav HX3 OTX

Approx Gross Floor Area = 1102 Sq. Feet
= 102.3 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

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