



## 41 SPRINGWOOD AVENUE COPLEY, HALIFAX

Situated in this highly desirable and much sought after residential location, lies this deceptively spacious three bedroomed extended end town house providing ideal spacious family accommodation. Just step inside this delightful residence and you cannot fail to be impressed by the accommodation provided which briefly comprises an entrance hall, spacious open plan lounge and dining area, a modern fitted kitchen, three good sized bedrooms (master with dressing room and shower), bathroom, south facing garden to the rear and a large garden to the front, garage, 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 to Halifax and Sowerby Bridge 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 price and as such an early appointment to view is essential in order to avoid disappointment.

Price Guide: 0/0 £220,000



A covered entrance porch leads to the uPVC double glazed front entrance door opening to the

#### ENTRANCE HALL

With one double radiator. From the Entrance Hall a door opens to the

#### MODERN FITTED KITCHEN 3.50m x 1.87m



The kitchen is fully fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless-steel single drainer 1 ½ bowl sink unit with mixer tap, five ring gas hob with extractor in pull-out canopy above and fan assisted electric oven and grill beneath, wine rack, integrated dishwasher, integrated fridge freezer and plumbing for an automatic washing machine. The kitchen is tiled around the work surfaces with concealed lighting and complementing colour scheme to the remaining walls, uPVC double glazed window to the rear elevation enjoying attractive views.

From the Entrance Hall a door opens into the

#### SPACIOUS OPEN PLAN LOUNGE AND DINING AREA 6.28m x 5.64m narrowing to 4.65m



This spacious extended open plan room has windows to three elevations providing it's light and spacious aspect,

It as uPVC double glazed French doors opening onto a south facing garden enjoying open views, feature Adam style fireplace incorporating electric fire, cornice to ceiling, two double radiators, one TV point and a fitted carpet. Door to under stairs cupboard providing useful storage facilities.



From the Entrance Hall stairs with a fitted carpet lead to the

#### FIRST FLOOR LANDING

With uPVC double glazed window to the front elevation, modern vertical radiator, access to insulated loft and door to airing cupboard housing the combination boiler and providing further storage facilities.

From the Landing a door opens to

#### BEDROOM THREE 3.32m x 1.96m

With uPVC double glazed window to the front elevation enjoying an attractive garden view, one double radiator and a laminate wood floor.

From the Landing a door opens to

#### BEDROOM ONE 3.32m x 3.58m



This double bedroom has a uPVC double glazed window to the rear elevation enjoying attractive views. Built-in



bedroom furniture to one wall including wardrobes and bridging units. The bedroom has one double radiator, inset spotlight fittings to the ceiling, and a fitted carpet.

From the Bedroom an archway through to a

#### DRESSING ROOM 2.72m x 2.12m



With fitted bedroom furniture incorporating dressing table with drawers and a chest of drawers, uPVC double glazed window to the rear elevation enjoying attractive views, one double radiator and a fitted carpet. There is a fully tiled shower cubicle with a Mira shower. From the Landing a door opens to

#### BEDROOM TWO 2.64m x 3.82m



This second double bedroom has a uPVC double glazed window to the rear elevation enjoying attractive garden views, one double radiator and a fitted carpet. From the Landing a door to

#### BATHROOM

With modern white three-piece suite comprising pedestal wash basin, low flush VWC and a panelled bath with mixer shower tap. The bathroom is fully tiled with a panelled ceiling with inset spotlight fittings and a tiled floor, and a uPVC double glazed window to the front elevation.

#### 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 council tax band is C

#### EXTERNAL



To the front of the property there is a large garden with mature plants and shrubs and a path to the front entrance door. To the side there is a garden with mature plants and shrubs and a path leading to the rear of the property where there is a south facing garden with a large decked entertaining area, lawn with mature plants and shrubs, greenhouse and a garden shed which has power and light and houses the tumble dryer and a second freezer. Within walking distance of the property there is a single garage with double doors.



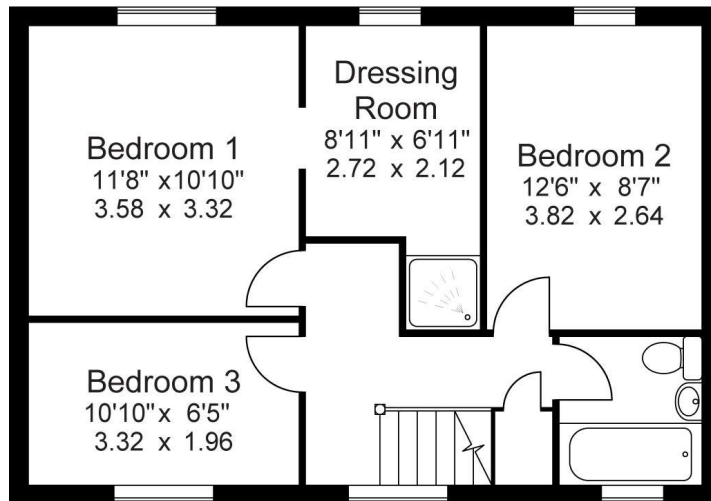
#### TO VIEW

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

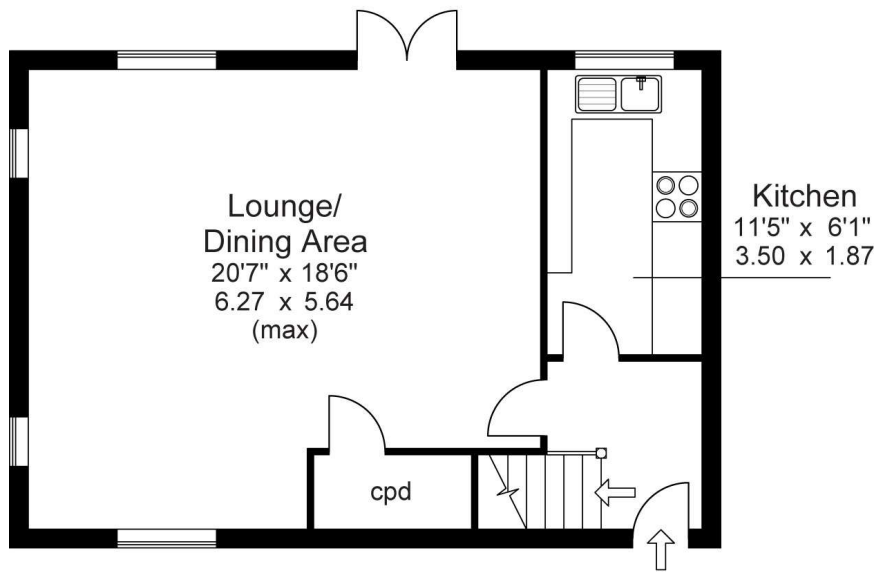
#### DIRECTIONS

Sat Nav HX3 OUT

Approx Gross Floor Area = 1002 Sq. Feet  
= 92.89 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.