Property@Kemp&Co

8 Copley Drive, Copley, Halifax, HX3 OUS

Offers Over £350,000

- Delightful Family Home
- 4 Double bedrooms
- 2 Bathrooms
- Gardens
- realistically Priced
- Modern Semi Detached
- Modern Open Plan Dining Kitchen & family Room
- Garage
- Easy Access To Outstanding Schools
- Viewing Essential

350 Skircoat Green Road, Skircoat Green, Halifax, West Yorkshire, HX3 ORR
01422 349222

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Situated in this highly desirable residential location, within the heart of Copley Village, lies this deceptively spacious extended four-bedroom semi-detached family home providing attractive accommodation.

Just step inside this delightful property and you cannot fail to be impressed by the accommodation provided, which briefly comprises: Entrance Hall, Lounge, Extended Open Plan Modern Fitted Dining Kitchen and Family Room, Downstairs Cloakroom, Four Double Bedrooms (the principal bedroom with En Suite Shower Room), Family Bathroom, Garage and attractive gardens to the rear.

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.

Very rarely does the opportunity arise to purchase such a quality four-bedroom semi-detached residence in this sought-after location and, as such, an early inspection to view, in order to avoid disappointment, is strongly recommended.

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Council Tax Band: D

ENTRANCE HALL
Front entrance door opens into the entrance hall with Karndean flooring, inset spotlight fittings to the ceiling, one single radiator and a door to the understairs cupboard providing useful storage facilities.

From the landing door to the

DOWNSTAIRS CLOAKROOM
With a modern white two-piece suite incorporating a pedestal wash basin and low flush WC. Inset spotlight fittings and extractor fan to the ceiling, single radiator and Karndean flooring.

from the entrance hall door to the

LOUNGE
17'4" (into bay) x 11'9"
With square bay window to the front elevation incorporating UPVC double glazed units, feature fireplace incorporating a living flame electric fire with matching hearth, one double radiator, TV & Satellite points and fitted carpet.

From the entrance hall door to an

OPEN PLAN DINING KITCHEN
overall: 19'3" x 17'5"
Being fully fitted with a range of bespoke hand crafted solid wood wall and base units incorporating granite work surfaces with five-ring gas hob and extractor canopy above, Bosch fan-assisted electric oven and grill, integrated larder fridge, integrated freezer, integrated dishwasher and integrated washer/dryer. There is a single drainer, one-and-a-half bowl sink unit with mixer tap, and a further prep sink unit. This spacious dining kitchen has Karndean flooring.

From the dining kitchen through to the

FAMILY ROOM
17'5" x 7'7"
Open plan from the dining kitchen, this superb family room has UPVC double glazed French doors with full-height glazed side panels opening onto the rear garden. Three Velux double glazed skylight windows together with a further UPVC double glazed window to the rear elevation provide an abundance of natural light. Inset spotlight fittings to the ceiling, one double radiator and Karndean flooring.

From the entrance hall a spindled staircase leads to the

FIRST FLOOR LANDING
With UPVC double glazed window to the front elevation, one single radiator, fitted carpet and a useful storage cupboard.

From the landing door to

BEDROOM ONE
15'4" x 11'8"
A spacious principal bedroom with fitted wardrobes running the full length of one wall. UPVC double glazed windows to the rear and side elevations provide this room with a light and spacious aspect. One double radiator and fitted carpet.

From the bedroom door to

EN SUITE SHOWER ROOM
Modern white three-piece suite incorporating pedestal wash basin, low flush WC and shower cubicle with rainfall and handheld shower units. Fully tiled walls and floor, UPVC double glazed window to the rear elevation, single radiator and extractor fan.

From the landing door to

BEDROOM TWO
11'8" x 11'3" (into wardrobes)
With two UPVC double glazed windows to the front elevation, fitted wardrobes running the full length of one wall, one double radiator and fitted carpet.

From the first floor landing stairs with fitted carpet lead to the

SECOND FLOOR LANDING
With two Velux double glazed skylight windows, useful understairs storage cupboard, one double radiator and fitted carpet.

From the landing door to

BEDROOM THREE
11'10" x 11'2" extending to 13'5"
With UPVC double glazed window to the front elevation, built-in wardrobes to one wall, one double radiator and fitted carpet.

From the landing door to

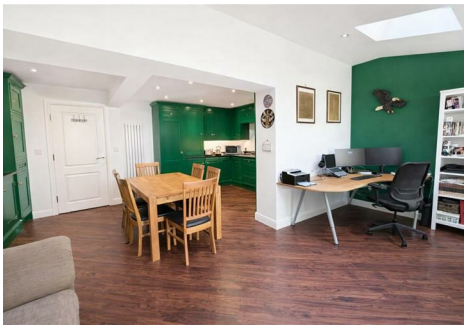
BEDROOM FOUR
13'1" x 11'2"
A further spacious double bedroom with built-in wardrobes to one wall, UPVC double glazed window to the rear elevation, one double radiator and fitted carpet.

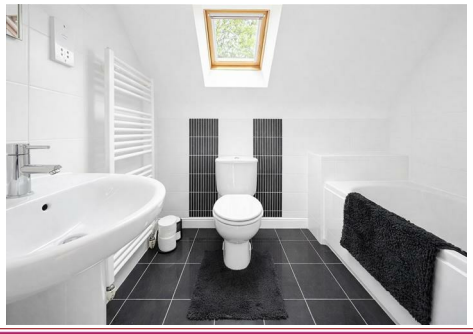
From the landing door to the

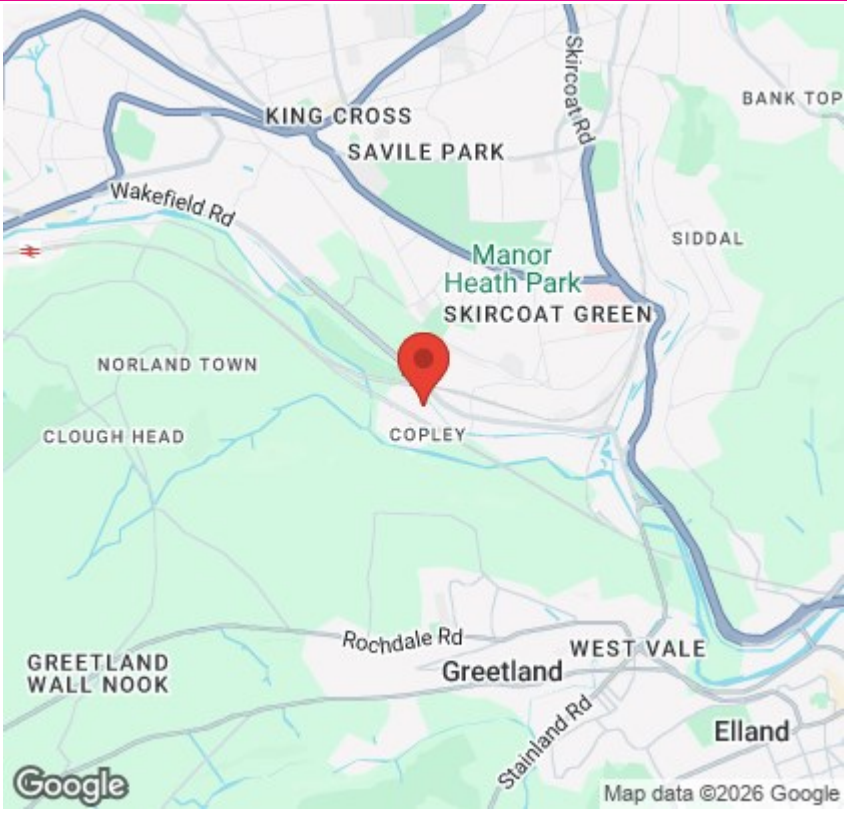
BATHROOM
Modern white three-piece suite incorporating pedestal wash basin, low flush WC and panelled bath with mixer tap and stand up shower. The bathroom is fully tiled including the floor and has a Velux double glazed skylight window, heated towel rail/radiator, shaver point and extractor fan.

GENERAL
The property is constructed of stone and brick and is surmounted by a tiled roof. It has the benefit of all mains services including gas, water and electricity, together with UPVC double glazing and gas central heating. There is a dual satellite connection to 3 bedrooms and the property benfits from FTTP. The property is Freehold and is in Council Tax Band: D

EXTERNAL
To the front of the property there is a flagged and gravelled garden with pathway leading to the front entrance door. A tarmac driveway to the side provides off-road parking and leads to the garage. The garage has a roller shutter door power and light and houses the central heating boiler. To the rear of the property there is a private landscaped garden with mature plants and shrubs, circular covered patio seating area, lawn and access to the rear of the garage.







Directions

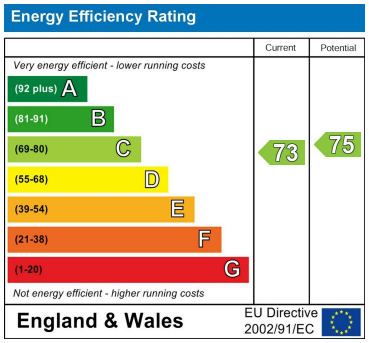
SAT NAV HX3 0US

Viewings

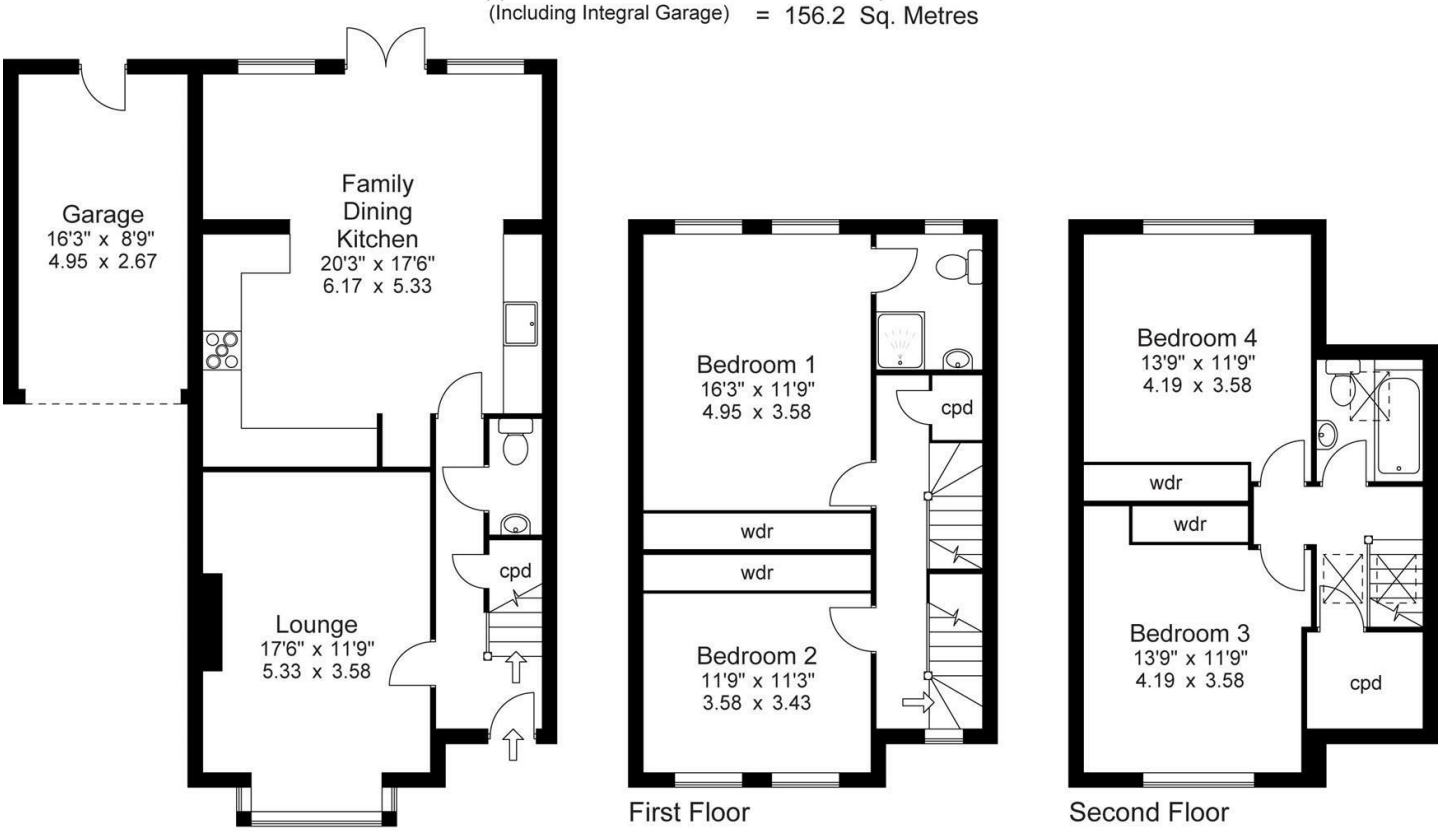
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

C



Approx Gross Floor Area = 1681 Sq. Feet
(Including Integral Garage) = 156.2 Sq. Metres



For illustrative purposes only. Not to scale.

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