



Oats Royd Cottage Copley Lane, Lower Skircoat, Halifax, HX3 0TJ Offers Over £550,000

- : Superb Cottage Residence
- : South Facing Garden
- : 3 Reception Rooms
- : Utility Room, Downstairs Shower Room, Gym & Office
- : Easy Access to Trans Pennine Road & Rail Links
- : Desirable & Convenient Location
- : Attractive Accommodation With Character Features
- : 4 Bedrooms
- : Close To Outstanding Schools
- : Viewing Essential

Oats Royd Cottage Copley Lane, Halifax HX3 0TJ

Just step inside this delightful cottage residence and you cannot fail to be impressed with the attractive family accommodation it provides enjoying a wealth of charm and character, which is enhanced by the beamed ceilings, mullioned windows, and the inglenook stone fireplaces. This delightful family home is beautifully presented and has a wealth of quality and stylish fixtures and fittings which are included in the sale.

This south facing residence has a delightful garden which is ideal for entertaining as well as providing ample parking. The accommodation briefly comprises 3 reception rooms, a modern kitchen with hand crafted bespoke units, utility room, downstairs shower room, office, gym 4 bedrooms and a delightful modern bathroom.

The property is situated in this highly desirable and sought after residential location in Lower Skircoat providing excellent access to the local amenities of Skircoat Green, including outstanding schools, as well as easy access to Halifax Town Centre and the Trans Pennine road and rail network linking the business centres of Manchester & Leeds.

With its appealing layout and ample space, it is perfect for those seeking a comfortable and stylish living environment. Whether you are looking to settle down in a vibrant community or seeking a family home with character, this property is sure to impress. Do not miss the opportunity to make this charming residence your own.



Council Tax Band: A



DINING ROOM

11'1" by 15'10"

With UPVC double glazed bi-folding doors opening to the front elevation together with a UPVC double glazed window to the side elevation, provides this room with its light and spacious aspect. The room has a Cornish slate tiled floor, Inset spotlight fittings are set to the ceiling, two double radiators and provides an excellent open-plan connection through into the kitchen.

KITCHEN

15'11" by 7'11"

A superb bespoke handcrafted kitchen incorporating individually made wall and base units with matching work surfaces. This superb kitchen has a centre island with quartz work surfaces, a six-ring Bertazzoni electric cooking range and an integrated dishwasher. The kitchen has mullioned windows to the front elevation with UPVC double glazed units, a matching Cornish slate tiled floor and inset spotlight fittings.

From the kitchen a door opens to the

UTILITY ROOM

10'3" by 9'6" (including downstairs shower room)

With fitted wall and base units incorporating a stainless steel single drainer sink unit with mixer tap and plumbing for an automatic washing machine. Inset spotlight fittings to the ceiling and a modern radiator. A door opens to a boiler cupboard housing the ideal central heating boiler.

From the utility room door opens to a

DOWNSTAIRS SHOWER ROOM

With modern white three-piece suite incorporating pedestal wash basin, low flush WC and a fully tiled walk-in shower cubicle with shower unit. The shower room is tiled within the shower area with complementary colour scheme to the remaining walls and a matching tiled floor. UPVC double glazed window to the side elevation and a chrome heated towel rail radiator.

From the utility room through to a

STORE ROOM

Accessed from the utility room and providing excellent storage facilities. The room has fitted cupboards, inset spotlight fittings to the ceiling and a matching floor.

From the kitchen door opens into the

SNUG

14'11" by 14'7"

The central feature of this room is the impressive stone inglenook fireplace with coal-effect living flame gas fire on a matching hearth. Exposed stonework to either side of the chimney breast, together with mullioned windows to the front elevation incorporating UPVC double glazed units, taking full advantage of the attractive garden views. There is also a floor-to-ceiling UPVC double glazed window to the front elevation, enhancing the light and spacious feel of the room. Additional features include a beamed ceiling, solid flooring and one radiator.

From the Lounge door opens to the

OFFICE

7'4" by 9'7"

This delightful work space has a Velux double glazed skylight window and a further double glazed window to the rear elevation. One double radiator and fitted carpet.

From the Lounge door opens to the

GYM

20'4" by 7'5"

A spacious room converted to a gym, having UPVC double glazed windows to the rear elevation, exposed stonework to one wall, fitted carpet and a modern vertical radiator. A door opens to a cupboard providing useful storage facilities.

From the lounge door opens to the

LOUNGE

14'6" by 14'8"

With feature fireplace to the chimney breast incorporating a solid fuel fire on a matching hearth. The charm and character of the room are enhanced by the beamed ceiling and stone mullioned windows with UPVC double glazed units to the front elevation, together with a UPVC double glazed door opening onto the front garden. Amtico flooring, and one double radiator.

From the lounge stairs with a fitted carpet lead to the

FIRST FLOOR LANDING

The landing has two UPVC double glazed windows to the rear elevation, exposed stonework, one double radiator and a fitted carpet. Double doors open to a storage cupboard providing useful storage facilities.

From the landing door opens to

BEDROOM ONE

16'0" by 11'6"

This spacious double bedroom has stone mullioned windows to the front and side elevations, providing this room with a light and spacious feeling. Built-in wardrobes run the length of one wall. One radiator, TV point and a fitted carpet.

From the landing door opens to the

MODERN BATHROOM

Fitted with a modern white four-piece suite incorporating hand wash basin set within a vanity unit with mixer tap, low flush WC, large walk-in shower cubicle with rainfall and handheld shower units, and a standalone bath with external mixer tap. The bathroom is tiled around the shower area with complementary colour scheme to the remaining walls. Stone mullioned window to the front elevation with UPVC double glazed units, inset spotlight fittings to the ceiling, chrome heated towel rail radiator and Amtico flooring.

From the landing door to

BEDROOM TWO

This second double bedroom has stone mullioned windows to the front elevation incorporating UPVC double glazed units. Features of this delightful bedroom include exposed beams, stone surround, stone feature fireplace to one wall, one single radiator and fitted carpet.

From the landing door opens to

BEDROOM THREE

15'2" by 8'0"

This third double bedroom has stone mullioned windows to the front elevation incorporating UPVC double glazed units. The charm and character of this room is enhanced by the exposed stonework, ceiling beams, window seat, exposed inglenook fireplace, one single radiator and fitted carpet.

From the landing door to

BEDROOM FOUR

10'4" by 8'0"

With UPVC double glazed window to the rear elevation, beamed ceiling, one double radiator and fitted carpet.

GENERAL

The property is constructed of stone and surmounted by a stone slate roof. It benefits from all main services including gas, water and electricity, together with UPVC double glazing and gas central heating throughout. The property is Freehold and falls within Council Tax Band A.

EXTERNAL

There is a private cobbled drive to the side of the property which leads to the parking area providing ample parking for three cars. There is a delightful flagged entertaining area with outside power and lighting ideal for parties and barbecues as well as a lawned garden. There are steps leading to a gravelled area which in turn leads to the summerhouse. This delightful south facing garden has mature plants shrubs and trees.

VIEWING

Strictly by appointment. Please telephone Property @ Kemp & Co, Halifax on (01422) 349222.







Directions

HX3 0TJ

Viewings

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

EPC Rating:

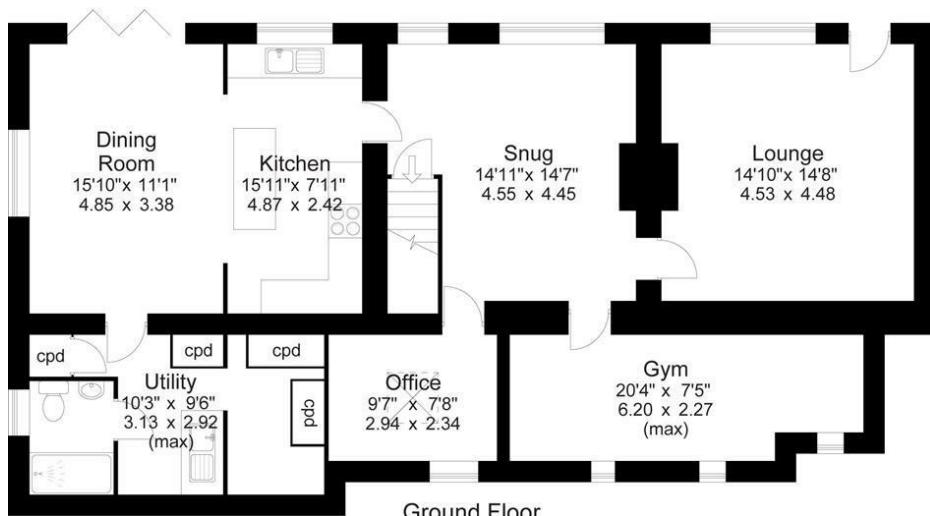
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		62	64
EU Directive 2002/91/EC			

Approx Gross Floor Area = 2128 Sq. Feet
= 197.8 Sq. Metres



First Floor



For illustrative purposes only. Not to scale.