

44 Copley Drive, Copley, Halifax, HX3 0US

Offers Over £300,000

- Highly Desirable Location
- Attractive Accommodation
- Modern Dining Kitchen
- Integral Garage
- Realistically Priced
- Panoramic Views
- Spacious Lounge
- 2 Bathrooms & Downstairs Cloakroom
- Close To Outstanding Schools
- Viewing Essential

44 Copley Drive, Halifax HX3 0US

Situated in this highly desirable and much sought after residential location lies this delightful end town house providing extremely attractive three bedrooomed family accommodation with panoramic views to the rear. Just step inside this superb property and you cannot fail to be impressed by the accommodation provided which has a wealth of quality fixtures and fittings. The property briefly comprises of an entrance hall, downstairs cloakroom, integral garage, modern fully fitted dining kitchen, spacious lounge with panoramic views, three good sized bedrooms (master en suite), family bathroom, gardens to front and rear, uPVC double glazing and gas central heating. The property provides excellent access to the local amenities of Copley, Skircoat Green and Savile Park, including outstanding schools, as well as easy access to Halifax, 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 home in this sought after location and as such an early appointment to view is essential to avoid disappointment.



Council Tax Band: C



ENTRANCE HALL

With inset spotlight fittings to the ceiling, radiator with cover, door to under the stairs store cupboard, door to cupboard housing the water cylinder and a tiled floor.

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. uPVC double glazed window to the side elevation, extractor fan, one single radiator and a tiled floor.

From the Entrance Hall a door opens into the

INTEGRAL GARAGE 2.49m x 5.76m

8'2" x 18'10"

The garage has power light and has an electric roller shutter door. The garage houses the central heating boiler and provides excellent storage facilities.

From the Entrance Hall a spindled staircase with a fitted carpet leads to the

DINING KITCHEN

10'7" x 15'2"

This attractive modern kitchen is 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, plumbing for a washing machine and dishwasher, four ring gas hob with extractor in stainless steel canopy above and matching stainless steel splash back, and a fan assisted electric oven and grill beneath. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, inset spotlight fittings to the ceiling and a tiled floor, uPVC double glazed window to the rear elevation enjoying an attractive garden outlook.

DINING AREA

With uPVC double glazed French doors opening onto the landscaped garden to the rear of the property, one single radiator and a tiled floor.

From the Entrance Hall a spindled staircase with fitted carpet leads to the

FIRST FLOOR LANDING

With uPVC double glazed window to the side and front elevations, radiator with cover and a fitted carpet.

From the Landing a door opens into the

LOUNGE

13'5" x 15'1"

With two uPVC double glazed windows to the rear elevation providing this room with its light and spacious aspect and enjoying the attractive views over the viaduct and Copley cricket ground. There are wall mounted TV fittings to the chimney breast, to either side there are built-in shelves and cupboards providing excellent display/storage facilities, inset spotlight fittings to the ceiling, two single radiators, colonial style window blinds and a fitted carpet.

From the Landing a door opens into

MASTER BEDROOM

8'7" x 10'4"

This double bedroom has a uPVC double glazed window to the front elevation with Colonial style window blinds, built-in wardrobes to one wall with double doors opening to the

EN SUITE SHOWER ROOM

With modern white three piece suite comprising hand wash basin in vanity unit with mixer tap, low flush WC and fully tiled shower cubicle with shower unit. This attractive modern en suite is fully tiled including the floor, has inset spotlight fittings, one radiator and an extractor fan.

From the Landing stairs with fitted carpet lead to the

SECOND FLOOR LANDING

With radiator with cover, access to the fully insulated and partially boarded loft.

From the Landing a door opens to

BEDROOM TWO

11'8" x 9'1"

This second bedroom has a dormer window with uPVC double glazed units to the front elevation with colonial style window blinds. This bedroom is presently used as an office and has one single radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM THREE

10'3" x 8'7" extending to 9'7"

With uPVC double glazed dormer window to the rear elevation enjoying superb panoramic views and fitted with Colonial style window blinds, one radiator and a fitted carpet.

From the Landing a door opens to the

FAMILY BATHROOM

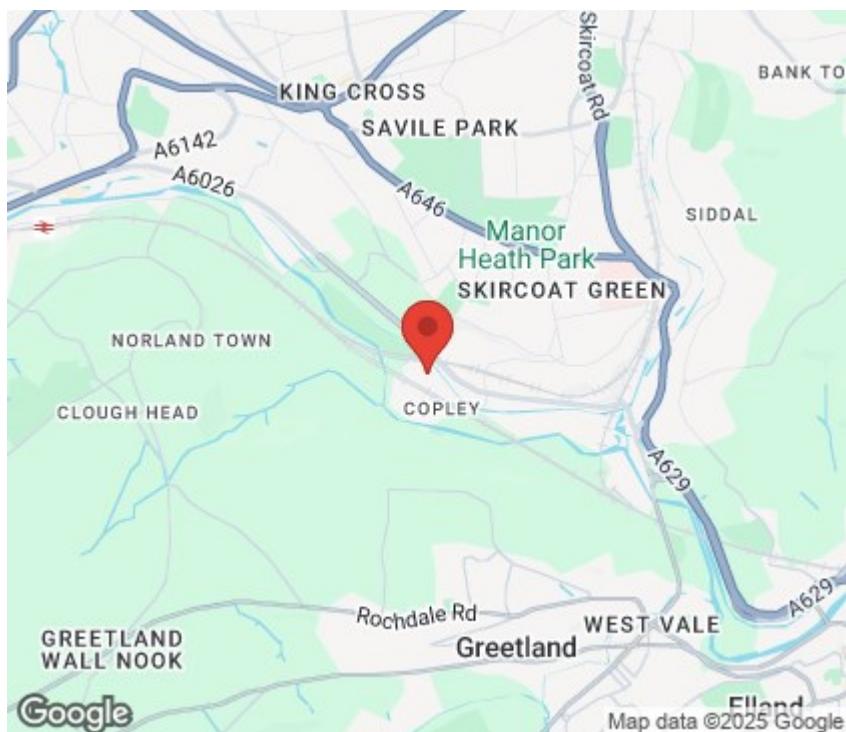
With modern white three piece suite comprising pedestal wash basin, low flush WC and panelled bath with mixer tap. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls and a matching tiled floor, Velux double glazed skylight window and one single radiator, extractor fan and shaver point.

GENERAL

The property 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 C

EXTERNAL

To the front of the property there is a tarmacked drive leading to the integral garage, a small garden and path leading to the front entrance door. There is a gate leading to the rear of the property where there is an enclosed private landscaped garden with a flagged patio, artificial turf lawn with raised flower beds with mature plants and shrubs. There is an external water and electric supply and garden lighting.



Directions

SAT NAV HX3 0US

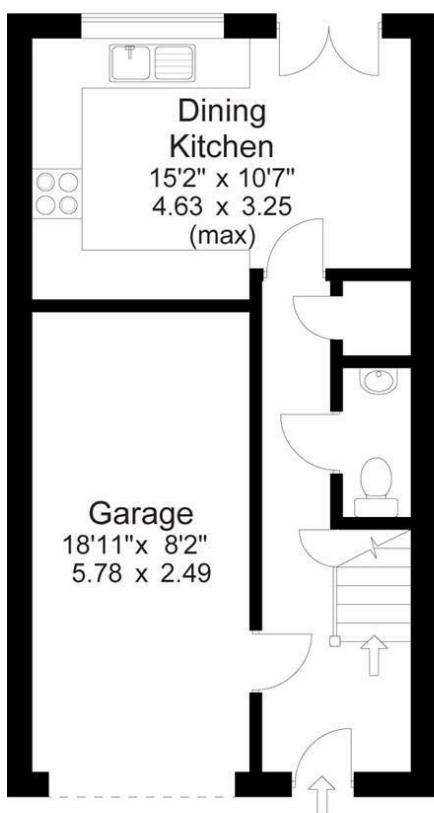
Viewings

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

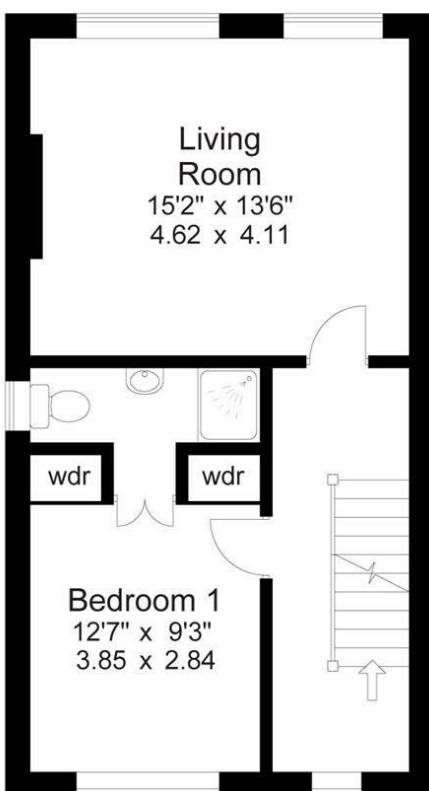
EPC Rating:

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	EU Directive 2002/91/EC	

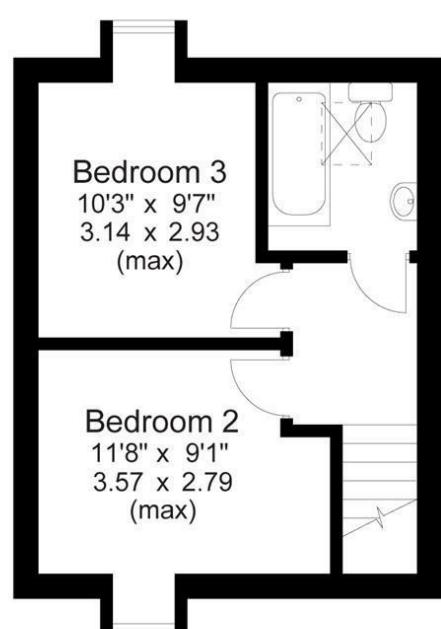
Approx Gross Floor Area = 1210 Sq. Feet
(inc. Garage) = 112.4 Sq. Metres



Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale.