

# Chapters



**27 COPLEY AVENUE**  
**HALIFAX**

**£160,000**  
**FREEHOLD**

This mid-terrace house located on Copley Avenue in Halifax features two well-proportioned bedrooms, making it an ideal choice for a number of buyers seeking a comfortable living space. The house boasts a welcoming reception room that flows seamlessly into a separate reception room currently being used as an occasional bedroom. Situated in a desirable location, this home is conveniently close to local schools and a variety of amenities, ensuring that everything you need is just a short distance away. Close to local schools and amenities this property has great links and easy accessibility. In addition to its inviting interior, the property offers outdoor space and on-street parking is also available, providing ease and convenience for residents and visitors alike. This mid-terrace house on Copley Avenue presents a fantastic opportunity for those looking to embrace a comfortable lifestyle in a vibrant community. Don't miss your chance to make this lovely property your new home.



• SPACIOUS LIVING ROOM • SEPERATE DINING AREA • TWO BEDROOMS • OUTDOOR SEATING AREA

### Entrance

Entering via the Upvc door leading in the the living room.

### Living Room

A spacious living room with feature fire place, exposed brick wall, double glazed window to the front and radiator. Doors leading to the dining room and stairs to the first floor landing.

### Kitchen

With matching wall and base units with tiled splash back and integrated appliances such as oven fridge freezer, slim line dishwasher, induction hob and over head extractor hood. Stainless steel sink and draining board, plumbing for a washing machine and double glazed window to the front of the property

### Dining Room

To the rear of the living room there is currently an occasional bedroom that could be turned into a further reception room having fitted storage to one wall and LED ceiling lights.

### First Floor Landing

The first floor landing leads to the main bedroom, bathroom and staircase to the second floor.

### Bedroom One

Spacious double bedroom with double glazed window to the front, feature fireplace and radiator.

### Bathroom

Four piece bathroom including bath, corner shower cubicle, WC, and wash basin. Under floor heating, tiled walls and flooring, Inset spotlighting, extractor fan, frosted double glazed window the front and radiator.

### Second Floor

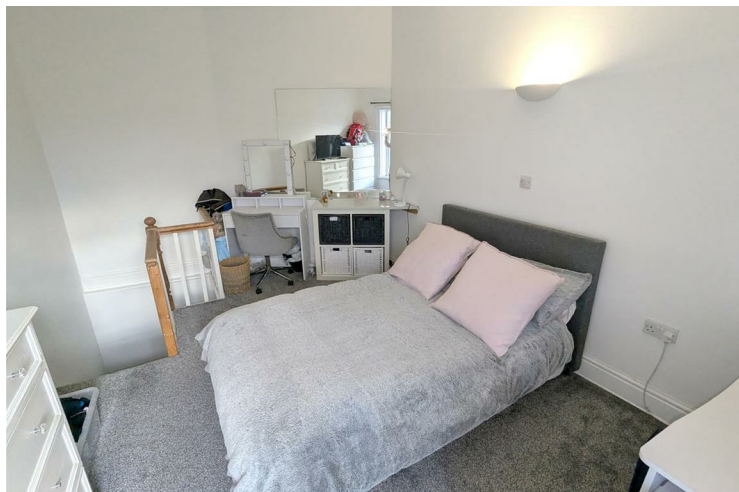
Stairs leading to the second bedroom.

### Bedroom Two

Double bedroom with double glazed window to the front wall lighting and radiator.

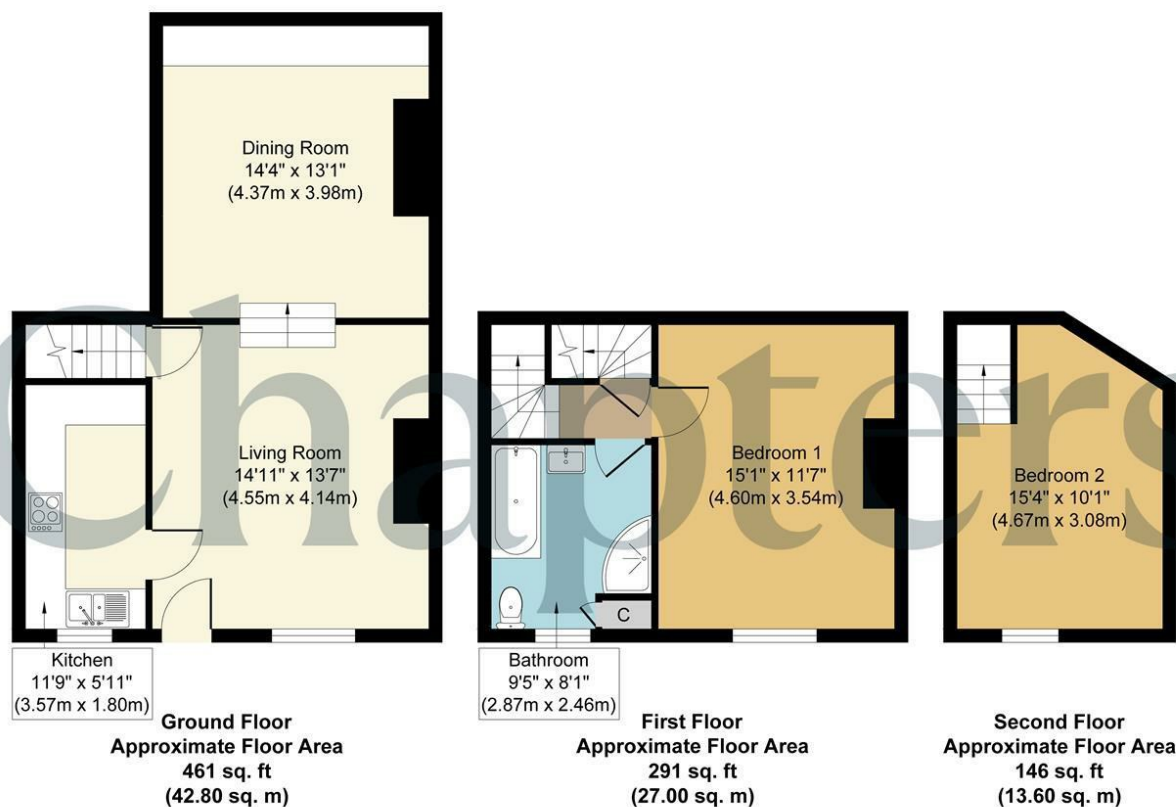
### External

To the front of the property is a good sized flagged seating area and on street parking.



- ON STREET PARKING • POPULAR LOCATION • CLOSE TO LOCAL SCHOOLS AND AMENITIES • MID TERRACED PROPERTY






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

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