



## 30 WOODHALL CRESCENT COPLEY, HALIFAX

Situated in this highly desirable and extremely convenient residential location, lies this stone built, three bedroomed town house providing delightful family accommodation. The property briefly comprises an entrance hall, lounge, dining kitchen, three bedrooms, a modern bathroom, uPVC double glazing, gas central heating, south facing patio garden to the front enjoying panoramic views and a large, terraced garden to the rear. The property provides excellent access to the local amenities of Skircoat Green and Copley, 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. The property is being offered for sale at this realistic asking price in order to encourage prompt sale and an early appointment to view is strongly recommended.

Price Guide: 0/0 £165,000



The front entrance door opens into the

### ENTRANCE HALL

With one double radiator and a fitted carpet.

From the Entrance Hall a door opens into the

### LOUNGE 4.62m x 3.64m



With uPVC double glazed patio doors opening onto a south facing patio garden, inset coal effect living flame gas fire to the chimney breast, one TV point, one double radiator and a fitted carpet.

From the Lounge a door opens into the

### KITCHEN 3.70m x 2.98m



Being fitted with a range of wall and base units incorporating matching work surfaces with a stainless steel 1 ½ bowl sink unit with mixer tap. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and two uPVC double glazed windows to the rear elevation, and a uPVC double glazed rear entrance door. Door to cupboard providing useful storage facilities.

From the Dining Kitchen a door opens to a

### UTILITY AND STOREROOM

With plumbing for an automatic washing machine, power and light and houses the combination boiler.

From the Entrance Vestibule stairs with fitted carpet lead to the

### FIRST FLOOR LANDING

With fitted carpet and access via loft ladder to the insulated and partially boarded loft providing useful storage facilities.

From the Landing a door opens to

### BEDROOM THREE 2.74m x 2.48m



With uPVC double glazed window to the front elevation enjoying attractive views over the Norland hillside, door to built-in wardrobe, one double radiator and a fitted carpet.

From the Landing a door opens to

### BEDROOM ONE 3.88m x 3.69m



This main double bedroom has a uPVC double glazed window to the front elevation with attractive views, sliding



mirrored doors opening to wardrobe facilities, one double radiator, and a fitted carpet.

From the Landing a door opens to

### BEDROOM TWO 2.81 x 3.69m



This second double bedroom has a uPVC double glazed window to the rear elevation enjoying an attractive garden outlook, cast iron fireplace to the chimney breast, one double radiator and a fitted carpet.

From the Landing a door opens into the

### BATHROOM



With modern white three-piece suite comprising hand wash basin in vanity unit with mixer tap, low flush WC and panelled bath with Mira shower unit. The bathroom is tiled around the bath and shower with complementing colour scheme to the remaining walls, inset spotlight fittings to the ceiling and a uPVC double glazed window to the rear elevation, one double radiator and an extractor fan.

### GENERAL

The property is constructed of stone and brick and surmounted with a blue slate roof. It 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 in council tax band B.

### EXTERNAL



To the front of the property there is a south facing terraced garden with a decked area accessed from the lounge via patio doors. To the rear of the property there is a larger terraced garden with stretches all the way to Long Wood. It has two garden sheds, a lawn, mature plants and shrubs and a greenhouse.



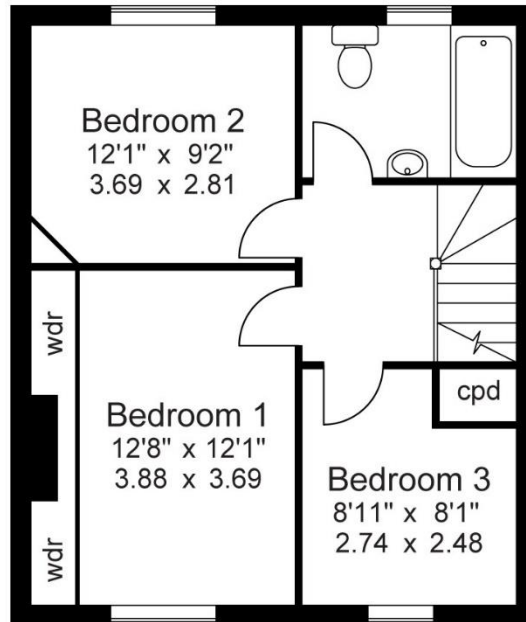
### TO VIEW

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

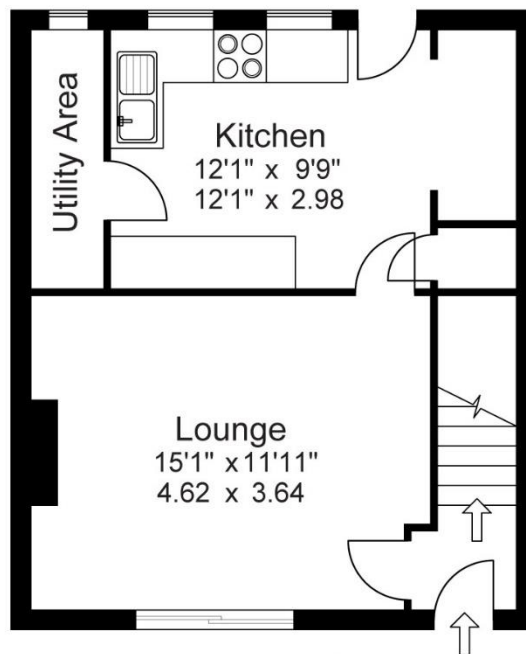
### DIRECTIONS

Sat Nav HX3 0UN

Approx Gross Floor Area = 811 Sq. Feet  
= 75.18 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.