



## 3 COPLEY DRIVE COPLEY, HALIFAX

Situated in this highly desirable and much sought-after residential location, within the heart of Copley Village, lies this superb four bedroomed family home providing extremely attractive accommodation. Just step inside this superb residence and you cannot fail to be impressed by the attractive accommodation provided which has a wealth of quality fixtures and fittings. The property briefly comprises of a lounge, spacious modern fitted dining kitchen, utility room, downstairs cloakroom, four bedrooms, master with en suite shower room, a modern family bathroom, garage, gardens to front and rear, uPVC double glazing and gas central heating. The property is situated in this extremely convenient location providing excellent access to the local amenities of Copley and Skircoat Green as well as easy access to Sowerby Bridge and Halifax 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 family home in this location and as such an early appointment to view in order to avoid disappointment is strongly recommended

**Price Guide: 0/0 £330,000**

The modern composite front entrance door (10-year guarantee 2021) opens into the

#### ENTRANCE HALL

With inset spotlight fittings to the ceiling, one double radiator and a door to an under stairs cupboard. 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, inset spotlight fittings to the ceiling, extractor fan and one single radiator. From the Entrance Hall a door opens into the

#### SPACIOUS LOUNGE 4.54m excluding bay window x 5.58m including bay x 3.63m



With a square bay window to the front elevation incorporating uPVC double glazed units and enjoying an attractive garden outlook, feature fireplace with marble inset and heart incorporating modern pebble effect living flame electric fire, one double radiator, one TV point and a wood floor. From the Entrance Hall a door opens to

#### MODERN FULLY FITTED DINING KITCHEN WITH UTILITY AREA 5.07m max x 3.59m



#### DINING KITCHEN AREA

Being fitted with a range of modern wall and base units incorporating double bowl sink unit with telescopic mixer tap, four ring induction hob with extractor in stainless steel and glazed canopy above with fan assisted electric oven beneath, integrated fridge freezer and integrated dishwasher. This attractive kitchen is extensively tiled around the matching work surfaces and has complementing colour scheme to the remaining walls. Two uPVC double glazed windows to the rear

elevation provide this room with its a light and spacious aspect and enjoys an attractive garden view. Inset spotlight fittings to the ceiling.



#### UTILITY AREA

With fitted wall and base units incorporating integrated washing machine and cupboard housing the combination boiler. The Utility Area has a matching work surface and is extensively tiled with complementing colour scheme to the remaining walls, inset spotlight fittings to the ceiling and a uPVC double glazed rear entrance door. From the Entrance Hall a spindled staircase with fitted carpet leads to the

#### FIRST FLOOR LANDING

With uPVC double glazed window to the front elevation, one double radiator, inset spotlight fittings to the ceiling and a fitted carpet. Door to cylinder cupboard with airing shelf above. From the Landing a door opens to the

#### MASTER BEDROOM 4.02m excluding wardrobes x 3.63m



This spacious double bedroom has a uPVC double glazed windows to the rear and side elevations providing this room with its light and spacious aspect. To the length of one wall there are mirrored doors opening to excellent wardrobe facilities, one double radiator. One TV point and a fitted carpet

From the Master bedroom a door opens to the

#### EN SUITE SHOWER ROOM

With modern white three-piece suite comprising pedestal wash basin, low flush WC and a fully tiled shower cubicle with rainfall and shower units. This spacious en suite is fully tiled including the floor and a uPVC double glazed window to the rear elevation, inset spotlight fittings to the ceiling and a modern radiator.

From the Landing a door opens to

## **BEDROOM TWO 3.63m x 2.83m excluding wardrobes**

With two uPVC double glazed windows to the front elevation, to the length of one wall there are built-in wardrobe facilities with fitted shelves, one double radiator and a laminate wood floor.

From the Landing stairs with fitted carpet lead to the

## **SECOND FLOOR LANDING**

With two Velux double glazed skylight windows, access to loft, one double radiator, door to under the eaves storage and a fitted carpet.

From the Second Floor Landing a door opens to

## **MODERN BATHROOM**

With modern white three piece suite comprising pedestal wash basin, low flush WC and a panelled bath with shower unit with rainfall and hand held shower units. The bathroom is fully tiled including the floor and has a Velux double glazed skylight window, chrome heated towel rail/radiator and a shaver point.

From the Second Floor Landing a door opens to

## **BEDROOM FOUR 3.75m x 3.47m**

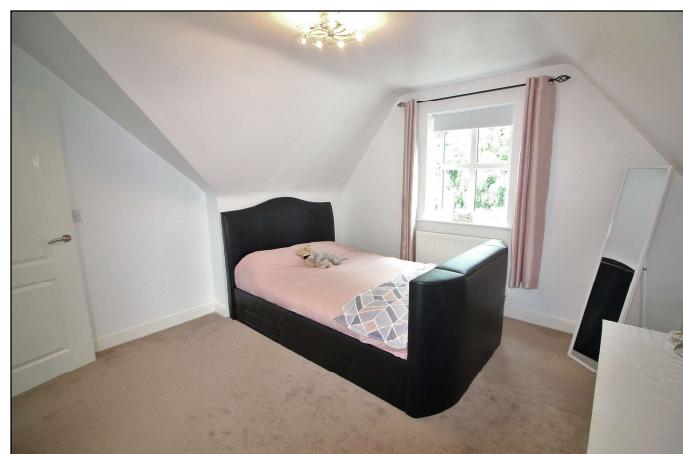


With uPVC double glazed window to the front elevation, built-in wardrobes, one double radiator and a fitted carpet.

From the Second Floor Landing a door opens to

## **BEDROOM THREE 4.39m x 3.67m**

With uPVC double glazed window to the front elevation and Velux double glazed skylight window, built-in wardrobes, one double radiator and a fitted carpet.



## **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. Tenure is Freehold and the Council Tax Band is D. The property has coded security locks on doors



## **EXTERNAL**

To the front of the property there is a landscaped garden with gravelled and slate areas, artificial turf and a block paved path leading to the front entrance door. There is a drive providing off road parking facilities to the front leading to the semi-detached garage with an up and over door. To the rear of the property there is a larger enclosed south facing garden with a decked area, artificial lawn, gravelled area, power supply, and a garden shed. The property also has the benefit of a tethered electric car charger.



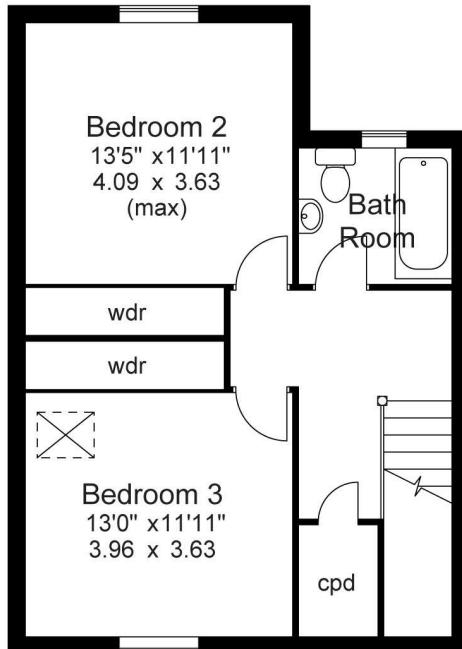
## **TO VIEW**

Strictly by appointment please telephone [Property@Kemp&Co](mailto:Property@Kemp&Co) on 01422 349222.

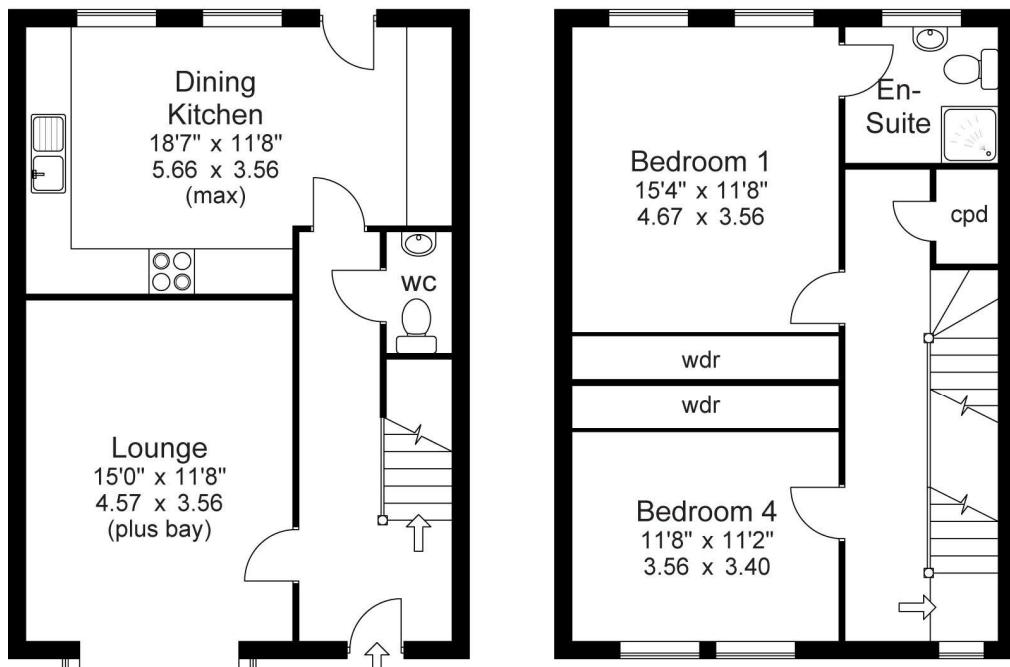
## **DIRECTIONS**

Sat Nav HX3 0US

Approx Gross Floor Area = 1498 Sq. Feet  
= 138.86 Sq. Metres



Second Floor



First Floor

Ground Floor

For illustrative purposes only. Not to scale.

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