



## 165 ST STEPHENS STREET COPLEY, HALIFAX

Situated in this highly desirable and much sought after residential location, within the heart of Copley village, lies this stone-built terraced residence which will be of special interest to the first-time buyer or property investor. The property provides three-bedroomed accommodation on three floors and briefly comprises a spacious living room with modern fully fitted kitchen area, three bedrooms, bathroom, uPVC double glazing, gas central heating and garden to the front. The property provides excellent access to the local amenities of Copley and Skircoat Green, including outstanding schools, as well as easy access to Halifax, Sowerby Bridge and the M62 motorway network. The property is being offered for sale at this realistic asking price in order to encourage a prompt sale, and an early appointment to view is strongly recommended.

**Price Guide: O/A £139,995**

The front entrance door opens into the

#### **SMALL ENTRANCE VESTIBULE**

With coat hanging facilities. From the Entrance Vestibule through to the

#### **LIVING ROOM 5.39m x 4.52m**



With uPVC double glazed window to the front elevation, feature fireplace to the chimney breast incorporating exposed stone and brick work, vaulted ceiling, one double radiator, Baxi combination boiler and a fitted carpet.

From the Living Room through to the

#### **KITCHEN AREA 4.09m x 1.43m**



Being fully fitted with a range of modern wall and base units incorporating matching work surfaces with stainless steel single drainer sink unit with mixer tap, four ring gas hob with extractor in stainless steel canopy above and fan assisted electric oven and grill beneath, plumbing for an automatic washing machine, and a breakfast bar. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and uPVC double glazed window to the front elevation.

From the Living Room a door opens to stairs with fitted carpet leading to the

#### **FIRST FLOOR LANDING**

With fitted carpet. From the Landing a door opens to

#### **BEDROOM TWO 2.54m x 2.79m**



With two uPVC double glazed windows to the front elevation, one double radiator and a fitted carpet.

From the Landing a panelled door opens into

#### **BEDROOM ONE 3.16m x 3.64m**



With uPVC double glazed window to the front elevation, one double radiator, one TV point and a fitted carpet. Doorway to walk-in wardrobe with fitted shelves and a fitted carpet.

From the Landing a door opens to

## BATHROOM



It has a modern white four-piece suite comprising pedestal wash basin, low flush WC, panelled bath and corner shower cubicle with shower unit. Inset spotlight fittings to the ceiling and one double radiator.

From the Landing a door opens to stairs with fitted carpet leading to

## ATTIC BEDROOM THREE 6.01m x 5.35m



This spacious attic bedroom has three Velux double glazed skylight windows, two double radiators and a fitted carpet.

## GENERAL

The property is constructed of stone and is 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 the council tax band is A.

## EXTERNAL



To the front of the property there is an East facing flagged garden with a path leading to the front entrance door.

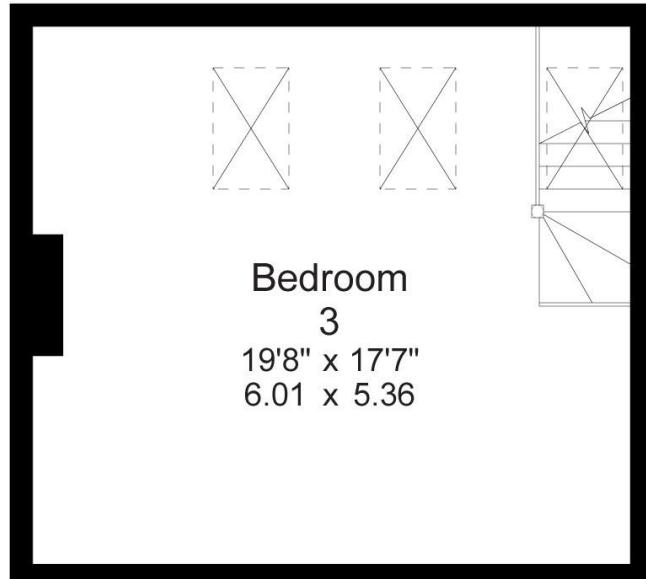
## TO VIEW

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

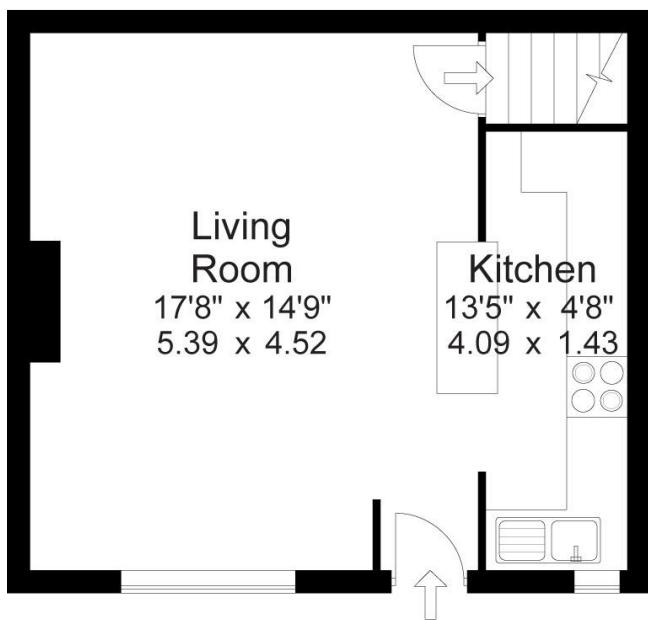
## DIRECTIONS

HX3 0UH

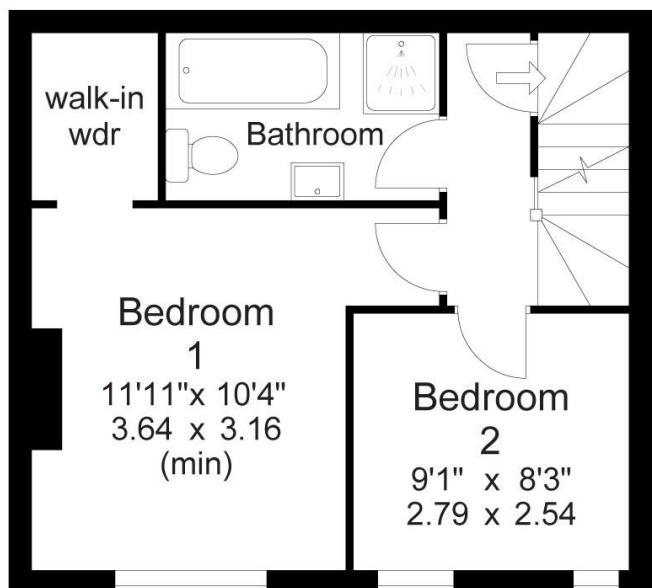
Approx Gross Floor Area = 1047 Sq. Feet  
= 97.06 Sq. Metres



Second Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale.

K227 Printed by Ravensworth 01670 713330