



6 RIVERWOOD DRIVE COPLEY, HALIFAX

Situated in this extremely popular and convenient residential location lies this extended four bedroomed semi-detached residence providing attractive family accommodation and enjoying superb panoramic views to the rear. The property briefly comprises an entrance porch, entrance hall, dining room, lounge, family room, kitchen, 4 bedrooms, separate WC, modern bathroom, gardens, garage, uPVC double glazing and gas central heating. The property provides excellent access to the local amenities of Copley, Skircoat Green & Savile Park including outstanding schools, as well as easy access to the Trans Pennine road and rail network linking the business centres of Manchester & Leeds. 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: 0/0 £300,000

The uPVC double glazed front entrance door opens into the

ENTRANCE PORCH

With uPVC double glazed windows to three elevations. From the entrance Porch door opens into the

ENTRANCE HALL

With uPVC double glazed windows to the front and side elevations, door to under the stairs store cupboard, one telephone point and one double radiator.

From the Entrance Hall a door opens into the

DINING ROOM 3.48m x 3.05m



With a uPVC double glazed corner window, one double radiator and a fitted carpet.

From the Dining Room sliding double doors open into the

LOUNGE 3.96m x 3.48m



This spacious lounge has wall mounted TV points, one double radiator, and a fitted carpet.

From the Lounge into the

FAMILY ROOM 2.94m x 2.66m

With uPVC double glazed windows to two elevations, a Velux double glazed skylight window and French doors opening onto the south facing flagged patio. One Double Radiator



From the Entrance Hall a door opens into the

EXTENDED KITCHEN 4.32m x 2.36m



With uPVC double glazed window to the front elevation enjoying an attractive outlook. The kitchen is fitted with a range of modern wall and base units with matching work surfaces, four ring Bosch halogen hob, Bosch electric oven and grill beneath and extractor in stainless steel canopy above stainless steel sink unit with mixer tap and plumbing for a dishwasher. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining wall and a laminate wood floor, uPVC double glazed side entrance door. Door to under stairs cupboard housing the fuse box and providing useful storage facilities. One double radiator.

From the Entrance Hall stairs lead to a half landing with uPVC double glazed window to the side elevation. Stairs continue to the

FIRST FLOOR LANDING

With one single radiator. Door opens into the

BATHROOM

With modern two-piece suite comprising pedestal wash basin and a panelled bath with shower unit. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls, uPVC double glazed window to the front elevation, cupboard housing the Vailant central heating boiler, one double radiator.



From the Landing a door opens into the

SEPARATE TOILET

With matching white low flush WC and uPVC double glazed window to the side elevation. From the Landing a door opens into

BEDROOM TWO 3.61m x 3.51m



This second double bedroom has a uPVC double glazed window to the front elevation taking full advantage of the superb panoramic views this property provides. Sliding doors to built-in wardrobe facilities with cupboard space. One single radiator and a fitted carpet. From the Landing a door opens into

BEDROOM ONE 3.48m x 3.43m



This spacious double bedroom has a built-in wardrobe. There is a uPVC double glazed window to the front elevation, one single radiator and a fitted carpet. From the Landing a door opens into

BEDROOM THREE 2.44m x 2.26m

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

From the first-floor landing stairs lead to a second-floor landing with Velux double glazed skylight window and sliding door to store cupboard. From the second-floor landing door opens to

BEDROOM FOUR 4.56m X 3.15m

With two Velux double glazed skylight windows, one double radiator and a fitted carpet.

GENERAL

The property is constructed of brick and 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 rockery terraced garden with steps leading down to the path which leads to the front entrance door. To the side of the property there is a path and brick-built outhouse. The path continues to the rear of the property where there is a large south facing garden with a flagged patio and a terraced lawned garden with mature trees and shrubs. Within walking distance on Riverwood Drive there is a single garage with an up and over door.

TO VIEW

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

DIRECTIONS

HX3 0TH

"DoubleClick Insert FloorPlan"

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