



6 Copley Mount, Copley, Halifax, HX3 0TY

Offers In The Region Of £250,000

- Popular & Convenient Location
- Extended 4 Bedroomed Semi Detached
- Modern Kitchen & Bathroom
- Easy Access to Halifax & Sowerby Bridge
- Realistically Priced
- Attractive Family Home
- 2 Reception Rooms
- Close To Outstanding Schools
- Gardens & Garage
- Viewing Essential

6 Copley Mount, Halifax HX3 0TY

An internal inspection is strongly recommended to fully appreciate the attractive accommodation provided by this extended by three/four bed roomed semi detached residence which is situated in this extremely convenient and popular residential location. The property briefly comprises an entrance hall, modern fitted kitchen, two reception rooms, four bedrooms, bathroom, separate toilet, gardens, garage, uPVC double glazing and gas central heating. The property provides excellent access to the local amenities of Copley and Skircoat Green 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. Very rarely does the opportunity arise to purchase such a property in this sought after location and an early appointment to view is strongly recommended.



Council Tax Band: C



ENTRANCE HALL

A side covered Entrance Porch with side entrance door opening into the Entrance Hall with One single radiator and a fitted carpet. From the Entrance Hall a door opens into the

KITCHEN

8'10" x 10'0"

Being fitted with a range of modern wall and base units incorporating matching work surfaces with a 1 1/2 bowl single drainer sink unit with mixer tap, five ring gas hob with extractor in stainless steel and glazed canopy above, fan assisted electric oven and grill, integrated microwave, integrated fridge, integrated washing machine and an integrated dishwasher. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, uPVC double glazed windows to the front and side elevations providing a light and spacious aspect, chrome heated towel rail/radiator, inset spotlight fittings to the ceiling and a folding breakfast table.

From the Entrance Hall a door opens into the

LOUNGE

17'6" x 10'11"

With uPVC double glazed window to the front elevation and uPVC double glazed door opening onto the small flagged patio area. Feature stone fireplace to the chimney breast incorporating a coal effect living flame gas fire, cornice to ceiling, one telephone point, one single radiator and a fitted carpet.

From the Entrance Hall a door opens to

DINING ROOM/BEDROOM FOUR

11'8" x 10'10"

With uPVC double glazed window to the rear

elevation, cornice to ceiling, delph rack, one single radiator and a fitted carpet.

From the Entrance Hall a door opens into the

BATHROOM

With modern white three piece suite comprising pedestal wash basin, low flush WC and corner shower cubicle with Mira shower unit. The bathroom is fully tiled and has a uPVC double glazed window to the front elevation, inset spotlight fittings to the ceiling, one double radiator.

From the Entrance Hall a door opens to the

INNER HALL

With coat hanging facilities and a fitted carpet. Two steps down to the

SITTING ROOM

10'7" x 10'8"

With sliding patio door to the side elevation and further uPVC double glazed window to the rear elevation. Feature fireplace with electric living flame fire, cornice to ceiling, one double radiator, one TV point and a fitted carpet.

From the Entrance Hall a spindled staircase with fitted carpet leads to a Half Landing with uPVC double glazed window to the side elevation, stairs continue to the

LANDING

With a fitted carpet. Door to

BEDROOM TWO

8'11" x 8'11"

With uPVC double glazed window to the side elevation, built-in cupboard, cornice to ceiling, one single radiator and a fitted carpet.

From the Landing a door opens into

BEDROOM ONE

11'10" x 10'10" into wardrobes

With uPVC double glazed window to the front elevation enjoying an open aspect, fitted bedroom furniture comprising wardrobes to the length of one wall, bedside cabinets, chest of drawers, one double radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM THREE

7'11" x 10'10" max into wardrobe

With uPVC double glazed window to the rear elevation, built-in office furniture, double doors to built-in wardrobe, one single radiator and a fitted carpet.

From the Landing a door opens to

SEPARATE TOILET

With two piece suite comprising pedestal wash basin and low flush W/C, chrome heated towel rail, fully tiled including the floor.

GENERAL

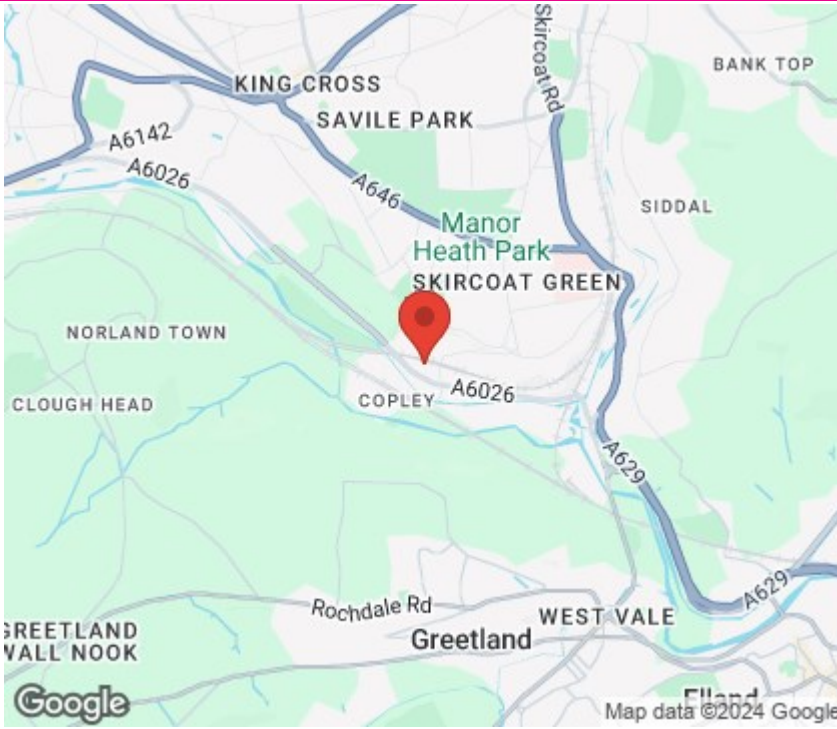
The property is constructed of brick and surmounted with a tiled roof. It has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property is freehold and is in council tax band C

EXTERNAL

To the front of the property there is a flagged drive providing off road parking for several vehicles and leading to the detached garage with an up and over door. There is a flagged patio and gravelled area. To the side of the property there is a further flagged patio area with rockery garden which continues to the rear of the property where there is a raised lawned garden with mature shrubs and plants, summerhouse, a flagged patio area and mature plants and shrubs.







Directions

SAT NAV HX3 0TY

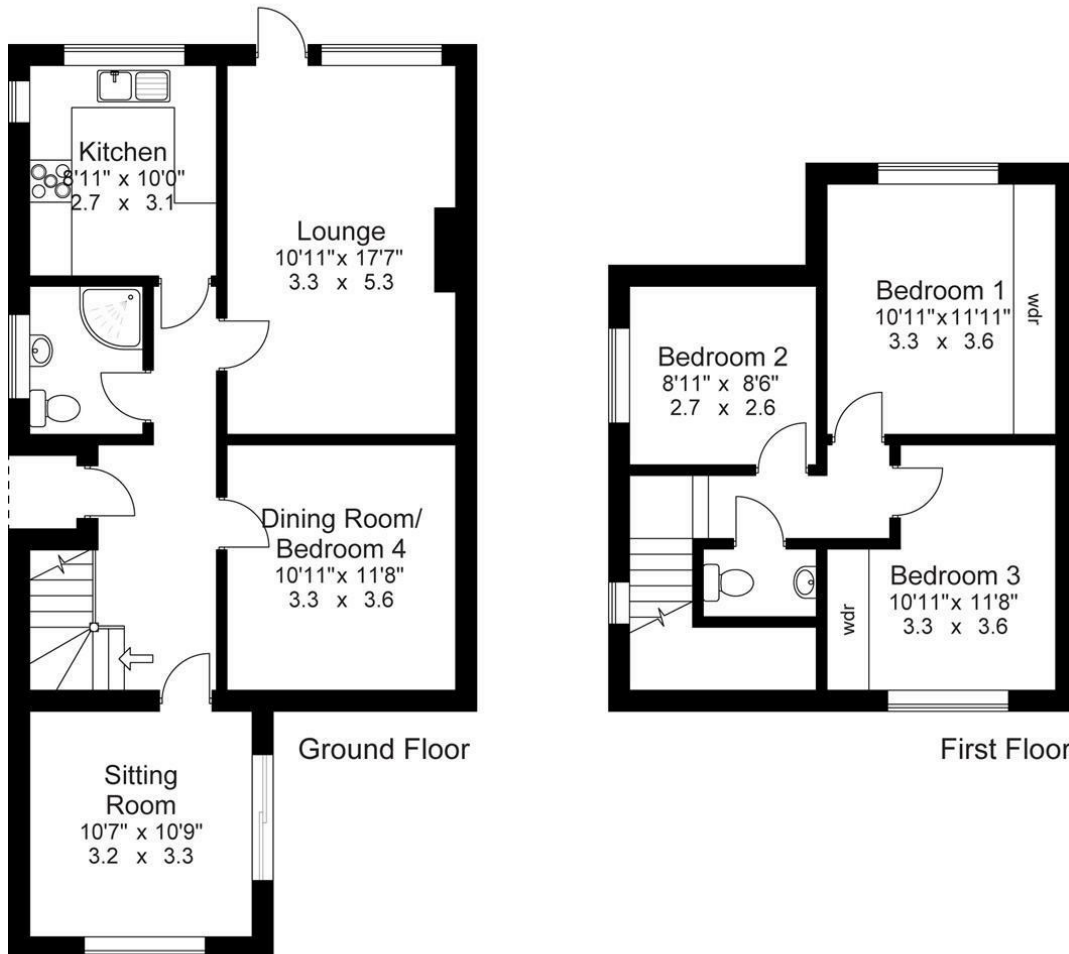
Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

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

Approx Gross Floor Area = 1159 Sq. Feet
= 107.7 Sq. Metres



For illustrative purposes only. Not to scale.