



7 Cooper Grove, Halifax, HX3 7RF

£225,000

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A stunning three-bed semi-detached family home located in the popular village of Shelf. The property has a large driveway and a beautiful landscaped garden.



Council Tax Band: B



Kitchen - Modern fitted kitchen with a range of floor wall-mounted storage units. UPVC window with views overlooking the rear garden. Space for a washing machine. Built-in oven and a four-ring gas hob. Stainless steel extractor fan. Brick-tiled splashbacks with a sink, flexible mixer tap and draining board. UPVC frosted glass door leading out to the side of the property, driveway and rear garden. Storage cupboard currently housing a dryer with lighting and full working power.

Living Room - Family-size lounge area which hosts a contemporary electric fireplace with a feature log hold below. Ample space for sofa suites and free-standing furniture. UPVC bay window with views to the front of the property.

Dining Area - Leading on from the lounge there is ample space for a large family dining table and chairs. UPVC windows looking out to a rear landscaped garden allow plenty of natural light to fill the home.

Landing - Carpeted landing leading to the first second and master bedroom, close by is the family bathroom. Above the landing, there is a highly desirable PIV system which allows constant natural fresh air to flow throughout the home.

Bathroom - Delightful space with wood-effect flooring. Modern touches can be recognised throughout. Toilet with low-level flush and wash basin. Frosted glass, UPVC window and a high-powered extractor fan.

Master Bedroom - A large double bedroom with a media unit and hosts plenty of space for additional free-standing furniture throughout.

Bedroom - A carpeted double bedroom with a media unit and UPVC window looking out onto the rear of the property.

Bedroom - Carpeted bedroom with UPVC windows with views to the rear of the garden.

Outside - To the front of the property, there is a private driveway with offstreet parking for several cars. The driveway leads directly into the rear garden. At the rear of the property, there is a well-landscaped garden which is partially flagged with Indian Stone. The garden has many features such as a composite decked sun terrace and an artificial grass lawn. At the rear of the property, there is a raised paved patio area ideal for entertaining. The garden benefits from lighting and also a single garage that can be used for storage or additional parking.

Agent Notes - The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.





