

Peter David

Properties Ltd

Residential Sales and Lettings



St Stephens Street, Copley

£215,000





This is a charming stone built, mid terrace cottage c1849, which occupies a pleasant position set within this popular conservation village with views over the surrounding countryside.

The accommodation is equipped with both gas fired central heating and double glazing and comprises in brief: - Entrance vestibule, kitchen with ceiling beams and stone nook for a free standing range cooker, lounge with feature fireplace, stove and ceiling beams. Downstairs there is a cellar. On the first floor there are three bedrooms and a bathroom. Externally there is an enclosed patio and decking to the front of the property and an enclosed patio to the rear. This characterful period property would be an ideal prospect for a first time buyer, family or investor and must be viewed to be fully appreciated.

Copley is situated adjacent to the River Calder on the South side of Halifax and has a well renowned junior school. It is conveniently positioned within easy reach of Halifax and Sowerby Bridge centres for a good range of shopping facilities and amenities and railway stations, the property is also well placed for access to the M62 motorway network for those needing to commute. Steeped in history, Copley has been a settlement since the 17th century and the conservation area comprises a 'model' village built by Industrialist Edward Akroyd for his mill workers and their families.

- 3 BEDROOM COTTAGE
- CHARACTERFUL PROPERTY
- CEILING BEAMS
- PATIOS TO FRONT AND REAR
- CLOSE TO LOCAL AMENITIES
- FANTASTIC LOCATION
- EPC RATING E
- COUNCIL TAX BAND A

Accommodation

Kitchen

13'4" x 14'4" (4.08 x 4.38)

Having a range of fitted wall & base units with complementary work tops, stainless steel sink & drainer and beamed ceilings. Stone nook which has space for a range cooker, space for a dishwasher and american style fridge/ freezer. Double glazed windows, radiator, door to the front garden, door to the cellar & door to the lounge.

Lounge

13'4" x 14'5" (4.08 x 4.4)

Feature fireplace along with stove. Beamed ceiling, radiator, cloak room, double glazed window and door to the rear garden.

1st Floor

Bedroom 1

9'7" x 14'4" (2.93 x 4.38)

Double room with exposed stonework, double glazed window, radiator, fitted wardrobe and storage.

Bedroom 2

9'7" x 14'5" (2.93 x 4.4)

Double room with fireplace, double glazed window & radiator.

Bedroom 3

6'11" x 14'5" (2.13 x 4.4)

Room with double glazed window and radiator.

Bathroom

6'6" x 10'1" (2.0 x 3.08)

4 piece white suite comprising of W.C, wash basin, free standing bath and shower enclosure. Partly tiled walls, chrome towel heater, frosted double glazed window & radiator.

Cellar/ Storage

External

Externally there is an enclosed patio and decking to the front of the property and an separate enclosed patio to the rear.

Directions

This property is St Stephens Street at the front and Railway Terrace at the rear. Please use the postcode HX3 0UJ for sat nav directions

PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



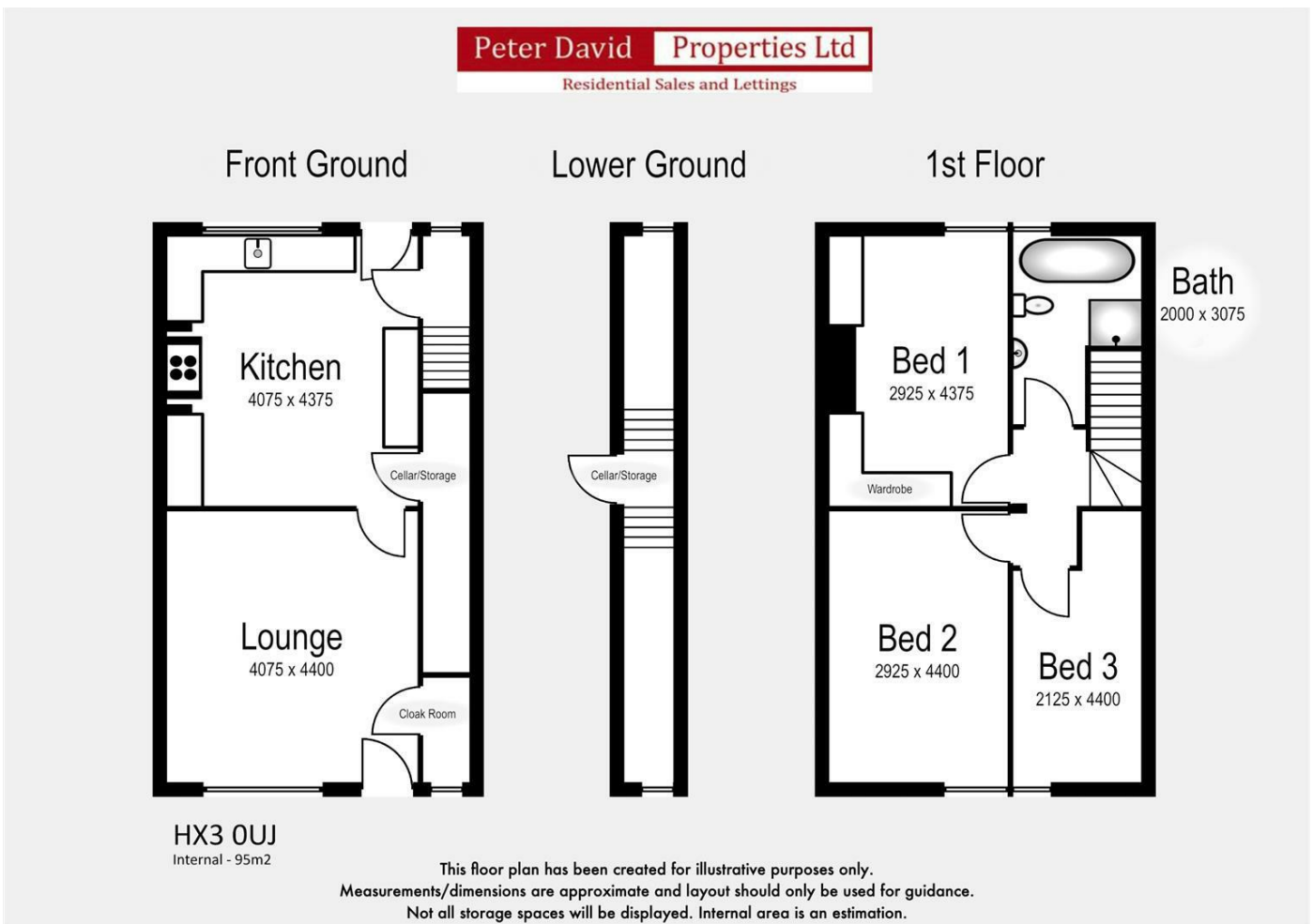
Hybrid Map



Terrain Map



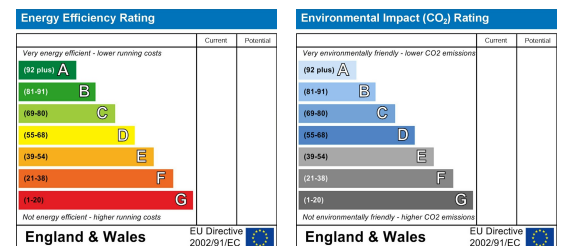
Floor Plan



Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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