

Peter David

Properties Ltd

Residential Sales and Lettings



Woodhall Crescent, Wakefield Road

£195,000





Nestled in the charming area of Copley, this delightful terraced house on Woodhall Crescent offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests.

The house features a well-appointed bathroom, ensuring that all your daily needs are met with ease. The layout of the property is both practical and functional, making it a wonderful place to call home.

Copley is known for its friendly community and excellent local amenities, making it an attractive location for those looking to settle down. With easy access to nearby transport links, you will find yourself well-connected to the surrounding areas, enhancing your lifestyle with both convenience and accessibility.

This terraced house on Woodhall Crescent presents a fantastic opportunity for anyone looking to buy a property that combines space, comfort, and a desirable location. Don't miss the chance to make this lovely house your new home.

- THREE BEDROOM TERRACE
- ON STREET PARKING
- LARGE GARDEN AND PATIO TO THE REAR
- FRONT PATIO
- IDEAL FAMILY HOME
- LARGE KITCHEN / DINER
- EXCELLENT COMMUTER LINKS
- COUNCIL TAX BAND B
- EPC RATING TO FOLLOW

Accommodation

Front Ground

Kitchen

14'11" x 9'9" (4.55 x 2.98)

Lounge

14'11" x 11'8" (4.55 x 3.58)

1st Floor

Bedroom 1

11'10" x 12'6" (3.63 x 3.83)

Bedroom 2

11'10" x 9'5" (3.63 x 2.88)

Bedroom 3

7'3" x 9'0" (2.23 x 2.75)

Bathroom

8'3" x 6'2" (2.53 x 1.9)

External

Rear garden and patio

Directions

Please use the postcode HX3 0UN 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

Peter David Properties

Front Ground

Lounge
4550 x 3575

Kitchen
4550 x 2975

Storage

Storage

1st Floor

Bed 3
2525 x 2750

Bedroom 1
3625 x 3825

Bedroom 2
3625 x 2875

Bathroom
2525 x 1900

HX3 0UN

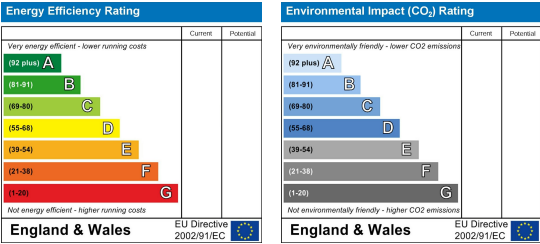
Internal - 78m2

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.