



10 Copley View, Halifax, HX3 OTX

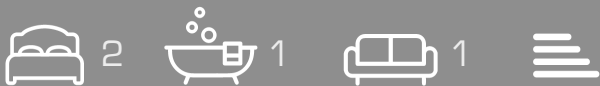
Offers In The Region Of £190,000

- : Popular & Convenient Location
- : uPVC Double Glazing & Gas Central Heating
- : Close To the Local Amenities of Copley & Skircoat Green
- : Spacious Lounge
- : Realistically Priced
- : Situated on a Corner Plot
- : Easy Access to Halifax & Sowerby Bridge
- : 2 Bedrooms
- : Requires Modernising
- : Viewing Recommended



## 10 Copley View, Halifax HX3 0TX

Situated in this extremely convenient and popular residential location lies this two bedroomed semi-detached bungalow on a corner plot. The property briefly comprises an entrance hall, lounge, kitchen, bathroom, two bedrooms, gardens to three sides, detached garage, uPVC double glazing and gas central heating. Although the property requires modernising, which is reflected in the asking price, an internal inspection is strongly recommended to fully appreciate the potential the property provides. The property is situated in this convenient location with 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 Manchester and Leeds. The property is being offered at this realistic asking price in order to encourage a prompt sale and as such an early appointment to view is strongly recommended



Council Tax Band: B



### ENTRANCE HALL

With access to an insulated loft, double doors to cloaks cupboard, one single radiator and a fitted carpet.

From the Entrance Hall a door opens into the

### KITCHEN

11'0" max x 9'6"

With fitted wall and base units incorporating matching work surfaces with a stainless steel single drainer sink unit with mixer tap, gas cooker and plumbing for washing machine. 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, one double radiator. Sliding door to pantry with fitted shelves and housing the central heating boiler. Door to cupboard with fitted shelves providing useful storage facilities.

From the Entrance Hall a door opens into the

### LOUNGE

15'9" x 10'11"

With uPVC double glazed patio door to the front elevation opening onto the front garden, feature fireplace to the chimney breast with wood fire surround with marble inset and hearth and coal effect living flame gas fire, one TV point, one double radiator and a fitted carpet.

From the Entrance Hall a door opens to

### BEDROOM ONE

10'11" x 10'11" including wardrobes

With uPVC double glazed window to the rear elevation, fitted wardrobes to the length of one wall with cupboard space above, one double radiator and a fitted carpet.

From the Entrance Hall a door opens to

### BEDROOM TWO

9'6" x 10'0" narrowing to 7'9"

With uPVC double glazed window to the rear elevation, one single radiator, fitted wardrobe with cupboards and a fitted carpet.

### GENERAL

The property is constructed of brick and has 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 B

### EXTERNAL

The property is situated on a corner plot, to the front of the property there is a flagged patio area with lawned garden with mature plants and shrubs. To the rear there is a lawned garden with a drive continuing to the side of the property and leading to the detached garage with an up and over door. There is a flagged path leading to the side entrance door and a lawned garden with flower and shrub border.





### Directions

SAT NAV HX3 OTX

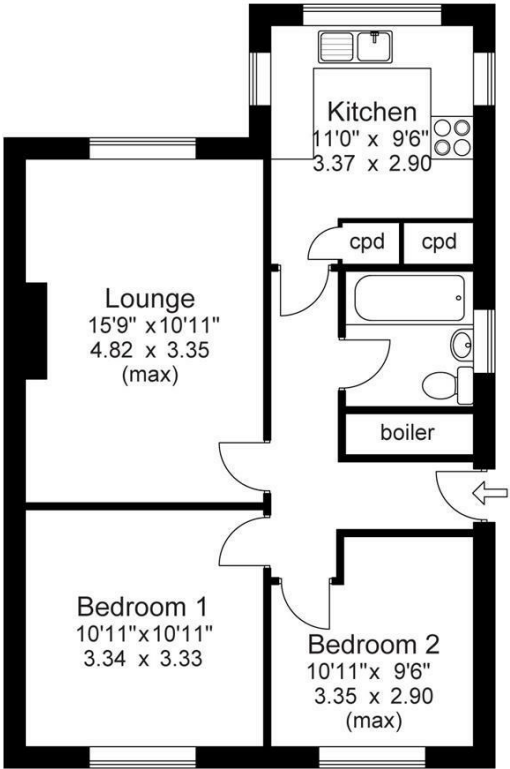
### Viewings

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Floor Area = 636 Sq. Feet  
= 59.0 Sq. Metres



For illustrative purposes only. Not to scale.