



26 Barge Avenue, Copley, Halifax, HX6 2FL

Offers Over £335,000

- : Desirable Location
- : 3 Good Sized Bedrooms (one with en suite)
- : Spacious Lounge With Balcony
- : Downstairs Cloakroom
- : Easy Access to Trans Pennine Road & Rail Network

- : Attractive Family Home
- : Open Plan Dining Kitchen With Balcony
- : Integral Garage
- : Close To Outstanding Schools
- : Viewing Essential

26 Barge Avenue, Halifax HX6 2FL

Nestled in the charming area of Copley, this delightful property presents an excellent opportunity for those seeking a delightful family home. This well-appointed house offers a perfect blend of comfort and convenience, making it an ideal choice for any discerning purchaser.

The property boasts a welcoming atmosphere, with spacious living areas that are perfect for entertaining or simply enjoying quiet evenings at home. Natural light floods through the windows, enhancing the warm and inviting feel of the interior. The layout is thoughtfully designed, ensuring that every corner of the home is both functional and appealing.

Situated in a friendly neighbourhood, residents will appreciate the close proximity to the local amenities of Copley Skircoat Green & Sowerby Bridge, including shops, outstanding schools, and parks. The area is well-connected, providing easy access to public transport links, making commuting to nearby towns and cities a breeze.

Outside, the property features a lovely garden space, and has the unusual benefit of balconies to the front and rear enjoying delightful views ideal for outdoor activities or simply relaxing in the fresh air.

In summary, this house on Barge Avenue is a fantastic opportunity for anyone looking to settle in Copley. With its inviting interiors, convenient location, and potential for outdoor enjoyment, it is a property that truly deserves your attention. Don't miss the chance to make this charming house your new home.



Council Tax Band: D



ENTRANCE HALL

Front entrance door opens into the entrance hall with a door to an understairs cupboard and one double radiator.

From the entrance hall door to the

INTEGRAL GARAGE

19'5" x 9'8"

With power and light, one double radiator, stainless steel single drainer sink unit with mixer tap, and plumbing for an automatic washing machine.

From the entrance hall door to

BEDROOM THREE

9'0" x 14'9"

This third double bedroom is presently used as a second sitting room and has a uPVC double-glazed window to the rear elevation enjoying attractive views over the canal bank. One double radiator, TV fittings, and a fitted carpet.

from the entrance hall a door to the

DOWNSTAIRS CLOAKROOM

fitted with a modern white two-piece suite comprising pedestal wash basin and low flush WC. One radiator.

Rear entrance door opens into the rear porch and garden.

From the entrance hall a spindled staircase leads to the

OPEN PLAN DINING KITCHEN

15'10" x 13'9" (max narrowing)

Kitchen area

Being fully fitted with a range of modern wall and base units incorporating matching work surfaces, single drainer 1.5 bowl sink unit with mixer tap, four-ring gas hob with stainless steel

extractor and glazed canopy above, fan-assisted electric oven and grill. Integrated fridge freezer, and integrated dishwasher. Matching splashbacks with complementary colour scheme to remaining walls.

Dining area

With UPVC double-glazed window to the front elevation and UPVC French doors with floor-to-ceiling windows to either side opening onto a large south-facing balcony. One double radiator.

From the open plan dining area through to the

LOUNGE

16'7" x 11'7"

Accessed via double doors from the open plan kitchen/diner. UPVC French doors open onto a second balcony overlooking the canal and enjoying delightful natural views. Further UPVC double-glazed windows to the front elevation provide this room with its light and spacious aspect. Two double radiators and TV point.

From the open plan dining area a spindled staircase leads to the

SECOND FLOOR LANDING

With UPVC double-glazed window to the front elevation enjoying attractive views over the Norland hillside. One double radiator, door to cylinder cupboard with useful storage and shelving, and a fitted carpet.

from the landing door to

BEDROOM TWO

9'10" x 9'6"

This second double bedroom has a uPVC double-glazed window to the front elevation, one double radiator, and a fitted carpet.

From the landing a door to the

FAMILY BATHROOM

Modern white three-piece suite incorporating hand wash basin with mixer tap, low flush W/C, and panelled bath with shower unit. The bathroom is extensively tiled around the suite with a complementary colour scheme to remaining walls. One double radiator.

From the landing door opens to

BEDROOM ONE

16'7" x 10'7"

Two UPVC double-glazed windows to the rear elevation with delightful views over the canal, providing a light and spacious aspect. Fitted wardrobes to one wall, one double radiator, and a fitted carpet.

From the bedroom a door opens to the

EN SUITE SHOWER ROOM

Modern white three-piece suite comprising hand wash basin with mixer tap, low flush W/C, and shower cubicle with electric shower unit. The en suite is extensively tiled around the suite with complementary colour scheme to the remaining walls. One double radiator.

GENERAL

The property has the benefit of all main 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 DETAILS

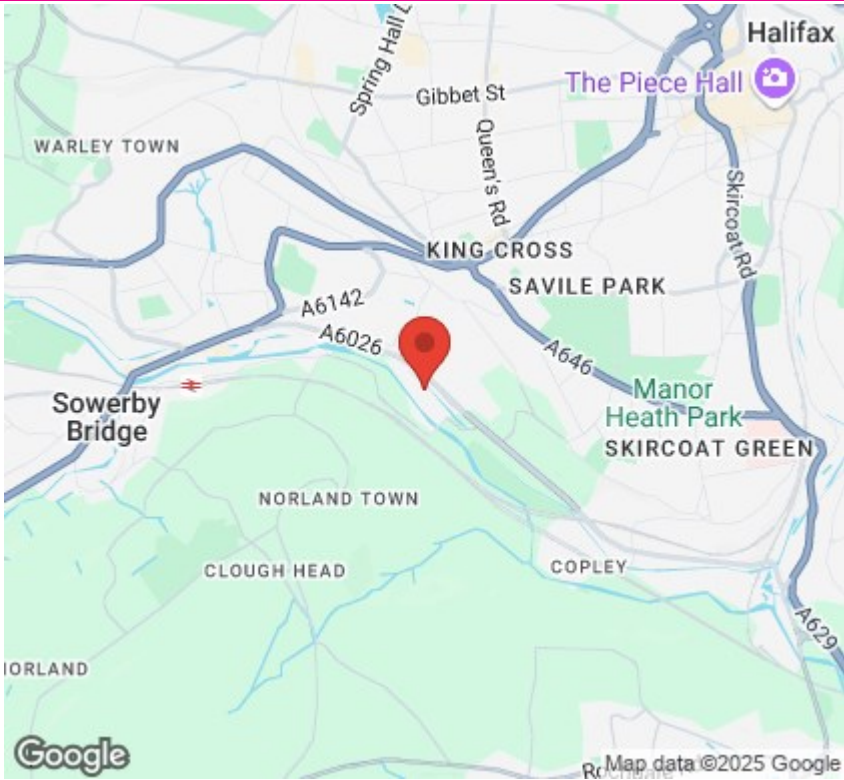
To the front of the property, wrought iron double gates open onto a tarmac drive providing off-road parking and access to the integral garage. A garden area and path lead to the front entrance door. To the side, a pathway gives access to the rear of the property where there is a small garden area overlooking the canal. The property has a south facing balcony accessed from the dining area providing panoramic views of the Norland hillside, with a second balcony to the rear of the property accessed from the lounge enjoying delightful views over the canal.

VIEWING

Strictly by appointment. Please telephone Property@Kemp & Co, on 01422 349222.







Directions

SAT NAV HX6 2FL

Viewings

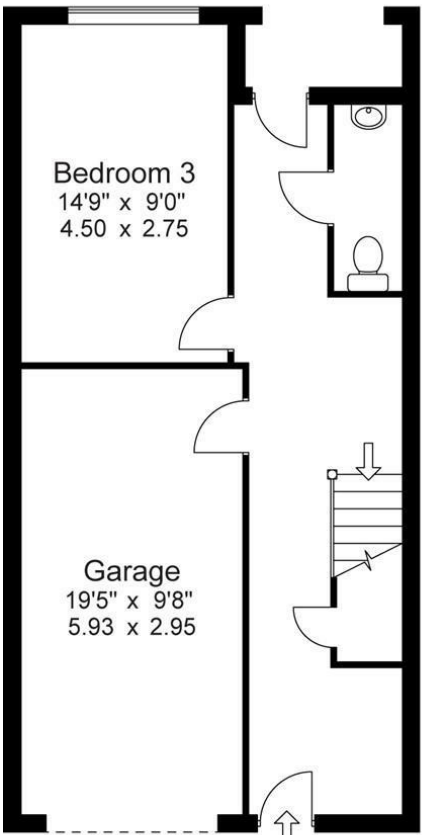
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

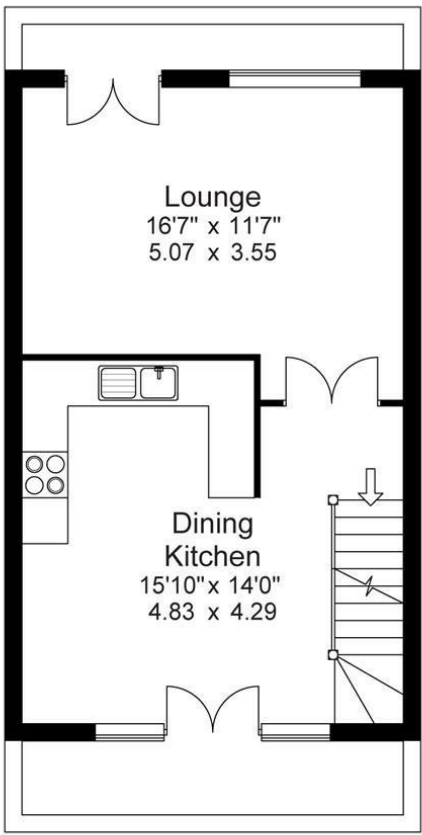
B

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 94 |
| (81-91) B | 84 | |
| (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 | |

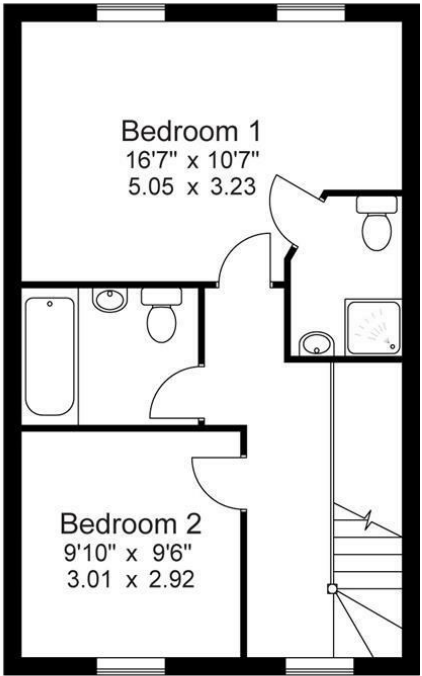
Approx Gross Floor Area = 1483 Sq. Feet
(inc. Garage) = 137.8 Sq. Metres



Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale.