



## Northdean View Wakefield Road, Copley, Halifax, HX3 0TP

Fixed Asking Price £375,000

- Modern four-bedroom semi-detached home
- Smart home features
- High-spec kitchen with integrated appliances
- 1725 sqft set over three floors
- Luxurious, contemporary bathrooms
- Private outdoor space

# Northdean View Wakefield Road, Halifax HX3 0TP

Early Release Offer!!! Limited Time Reduced Price of £375,000. Three plots only.  
Secure your reservation within the next 8 weeks to take advantage of this exclusive offer.



Council Tax Band: E



Stunning Four-Bedroom Semi-Detached Homes at Northdean View, Copley.

Welcome to Northdean View, an exceptional new development of beautifully designed four-bedroom semi-detached homes in the picturesque village of Copley, West Yorkshire. These contemporary residences seamlessly blend modern comfort with timeless charm, offering an ideal home for families and professionals alike.

#### DESIGNED FOR MODERN LIVING

Each home features a spacious, well-thought-out layout, maximising natural light to create a warm and inviting atmosphere. The stylish, fully equipped kitchen includes high-quality fixtures and integrated appliances, making it a perfect space for cooking and entertaining. The adjoining dining area provides ample room for hosting family meals or casual gatherings.

Across the upper floors, you'll find four generously sized bedrooms, designed as tranquil retreats. The luxurious master suite boasts an elegant en-suite bathroom, while the additional bedrooms are served by a modern family bathroom with high-spec finishes.

#### STYLISH KITCHEN

Sleek laminate worktops with a choice of finishes  
LED under-cabinet lighting for a modern touch  
Integrated appliances & a built-in wine fridge  
Breakfast bar for casual dining

#### ELEGANT BATHROOMS

Fully tiled main bathroom with modern sanitary ware  
LED lighting & shaver/toothbrush charging points  
Half-tiled additional bathrooms for a sleek finish

#### WINDOWS & DOORS

Composite front door for enhanced security & style  
UPVC windows for energy efficiency  
French doors, leading to the garden

#### SMART HOME & ENERGY EFFICIENCY

Smart central heating system  
Ring doorbell & alarm system for added security  
Electric car charging point

#### OUTDOOR SPACE

Paved patio area & turfed lawn for easy maintenance  
Outdoor tap & external lighting

#### PERSONALISATION OPTIONS (subject to developer agreement)

Choose from a range of kitchen worktops, units, and handles  
Selection of flooring and carpet colours  
Customizable tiles and sanitary ware  
Optional Upgrades (available at additional cost)  
Quartz worktops & Quooker tap  
Contemporary glass balustrade  
Additional lighting, sockets, USB ports & CCTV installation

#### PRIME LOCATION

Set in the charming village of Copley, Northdean View offers the perfect balance of peaceful countryside living and urban convenience.

Residents will benefit from:

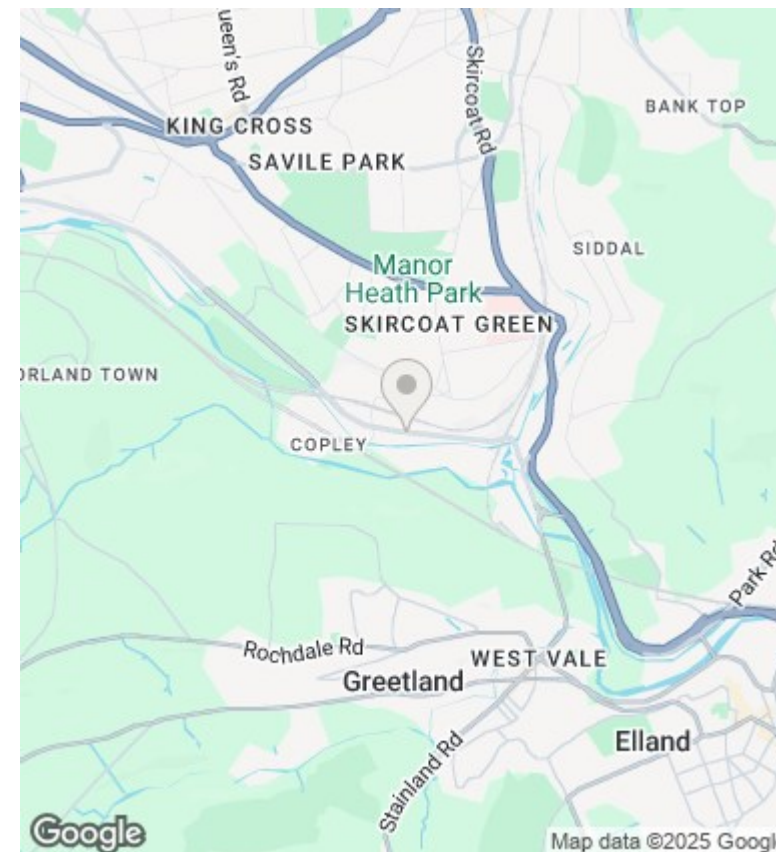
Excellent local amenities within easy reach  
Reputable schools, making it a great choice for families  
Easy access to nearby towns and major transport links  
Scenic countryside walks right on your doorstep

Please note: the Council Tax band is yet to be confirmed.

#### Agents Notes & Disclaimer.

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.





## Directions

## Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

## Council Tax Band

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		
England & Wales		EU Directive 2002/91/EC 