

20 Woodhall Crescent, Wakefield Rd, Copley, HX3 0UN

Offers Over £190,000

- : Popular & Convenient Residential Location
- : Lounge & Dining Kitchen
- : South Facing Garden To The Front
- : uPVC Double Glazing & Gas Central Heating
- : Realistically Priced
- : Three Bedroomed Family Home
- : Modern Bathroom
- : Large Garden To The Rear
- : Close To Outstanding Schools
- : Viewing Strongly Recommended

# 20 Woodhall Crescent, Copley HX3 0UN

Situated in this desirable and extremely convenient residential location, lies this stone built end terraced residence providing three bedroomed family accommodation at an affordable price.

The property briefly comprises an entrance vestibule, lounge, dining kitchen, store room, three bedrooms and a modern bathroom. The property benefits from uPVC double glazing and gas central heating, together with a south facing garden to the front and a large garden to the rear.

The property provides excellent access to the local communities of Copley and Skircoat Green, as well as easy access to Halifax town centre, Sowerby Bridge, and the M62 motorway network. It also offers convenient links to the TransPennine road and rail network, providing access to the business centres of Manchester and Leeds.

The property is offered for sale at this realistic asking price, and an early inspection to view is strongly recommended to avoid disappointment.



Council Tax Band: B



### ENTRANCE VESTIBULE

A uPVC double glazed front entrance door opens into the entrance vestibule with radiator with cover and fitted carpet.

A door leads through to the

### LOUNGE

15'3" x 11'10"

With uPVC double glazed sliding patio doors opening onto a south facing decked area. Feature fireplace with coal effect living flame gas fire on a matching hearth, one double radiator and fitted carpet. Door to under stairs cupboard providing useful storage facilities.

From the lounge door opens to the

### DINING KITCHEN

18'4" x 9'9"

This spacious dining kitchen is fitted with modern wall and base units incorporating matching work surfaces with stainless steel single drainer sink unit and mixer tap. Four ring halogen hob with extractor fan, electric oven and grill beneath with matching canopy above. The kitchen has two uPVC double glazed windows to the rear elevation and a further window to the side elevation, and is plumbed for an automatic washing machine. One double radiator. uPVC double glazed side entrance door.

From the kitchen door opens into the

### STORE ROOM

Housing the central heating boiler and providing useful storage facilities.

From the entrance vestibule stairs with a fitted carpet lead to the

### FIRST FLOOR LANDING

With uPVC double glazed window to the side elevation, access to the loft, and a fitted carpet.

From the landing door opens to the

### BATHROOM

With modern white three piece suite incorporating pedestal wash basin, low flush WC, and panelled bath with Bristan electric shower unit. The bathroom is fully tiled including the floor and has a uPVC double glazed window to the side elevation and a chrome heated towel rail/radiator.

From the landing door opens to

### BEDROOM ONE

11'1" x 10'6"

With uPVC double glazed window to the front elevation, door to cylinder cupboard housing the hot water cylinder, one double radiator and fitted carpet.

From the landing door opens to

### BEDROOM TWO

9'6" x 10'9"

With uPVC double glazed window to the rear elevation overlooking the large rear garden, one double radiator and fitted carpet.

From the landing door opens to

### BEDROOM THREE

8'8" x 6'11"

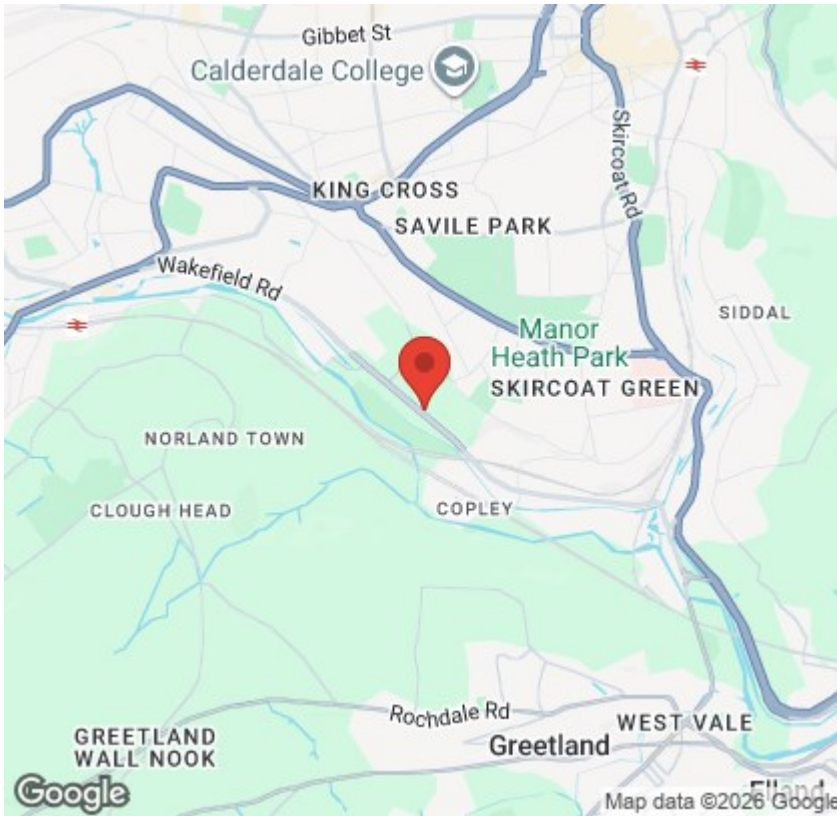
With uPVC double glazed window to the rear elevation, again overlooking the rear garden, one double radiator and fitted carpet.

### GENERAL

The property is constructed of stone and surmounted by a blue slate roof. It has the benefit of all mains services, gas, water and electricity, together with uPVC double glazing and gas central heating. The property is Freehold and is in Council Tax Band B.

### EXTERNAL DETAILS

To the front of the property there is a south facing garden area with rockery decked area, and steps leading to the side of the property where there is a flagged area. To the rear of the property there is a large garden running to the boundary of Longwood incorporating rockery, mature plants and shrubs, and lawned areas.



### Directions

SAT NAV HX3 0UN

### Viewings

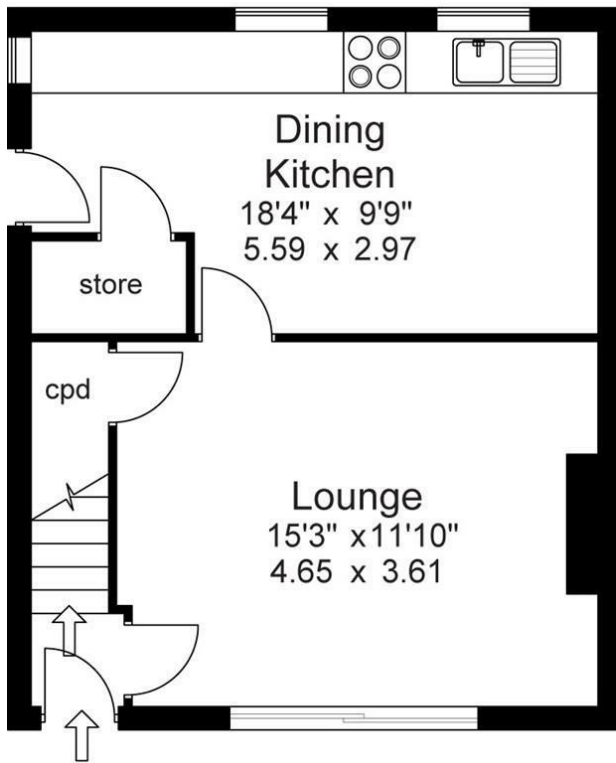
Viewings by arrangement only. Call 01422 349222 to make an appointment.

### EPC Rating:

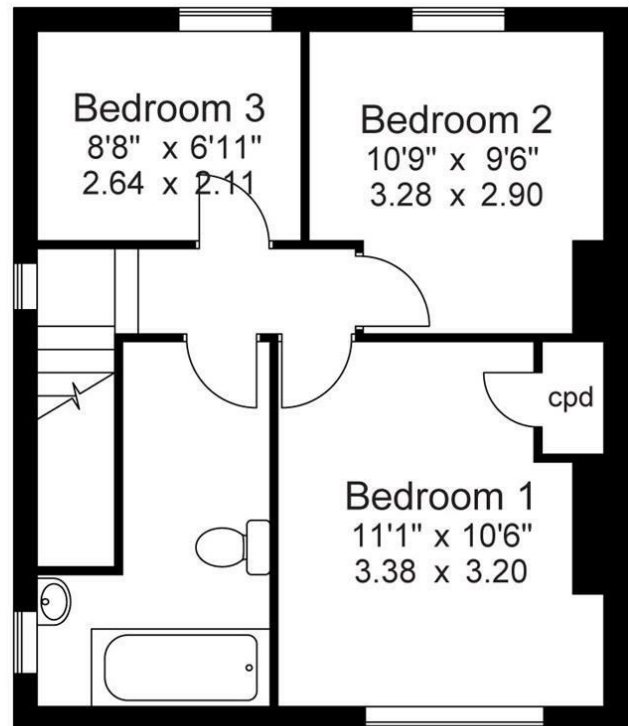
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Floor Area = 793 Sq. Feet  
= 73.8 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.