



## 154 Railway Terrace, Copley, Halifax, HX3 0UJ

Offers Over £120,000

- : Delightful Cottage
- : Highly Desirable Village Location
- : Double Glazing & Gas Central Heating
- : Of Special Interest To First Time Buyer Or Property Investor
- : Realistically Priced
- : Requires Some Cosmetic Attention
- : Easy Access To Outstanding Schools
- : 2 Bedrooms
- : Easy Access To Halifax & Sowerby Bridge
- : Viewing Strongly Recommended

# 154 Railway Terrace, Halifax HX3 0UJ

Situated in this highly desirable and much sought-after residential location within the heart of Copley Village lies this two-bedroom through terraced listed cottage, providing accommodation which will be of particular interest to first-time buyers and property investors.

The property briefly comprises a lounge, kitchen, cellar, two bedrooms and bathroom. Benefiting from double glazing and gas central heating throughout, the property offers an excellent opportunity to acquire an affordable home in a highly desirable location.

The property provides excellent access to the local amenities of Copley and Skircoat Green, including outstanding schools, as well as easy access to Halifax town centre, Sowerby Bridge and the Trans-Pennine road and rail network linking the business centres of Manchester and Leeds.

The property is being offered for sale at this realistic asking price in order to encourage a prompt sale and, as such, an early inspection to view is strongly recommended.



Council Tax Band: A



### LOUNGE

14'0" x 13'10"

A front entrance door opens directly into the lounge. This attractive reception room has mullioned double glazed windows to the front elevation, radiator, television point and fitted carpet.

### REAR ENTRANCE VESTIBULE

From the lounge, a door opens into the rear entrance vestibule with external rear door and steps leading down to the.

### CELLAR

A useful keeping cellar providing additional storage facilities.

From the lounge door to the

### KITCHEN

10'7" max x 4'8"

Fitted with a range of wall and base units incorporating a single drainer sink unit with mixer tap. Gas cooker point, double glazed window to the front elevation and fitted shelving.

From the kitchen stairs with fitted carpet lead to the

### FIRST FLOOR LANDING

The landing houses the Worcester gas central heating boiler and benefits from a radiator and fitted carpet.

From the landing door to

### BEDROOM ONE

11'2" x 9'3"

A double bedroom with mullioned double glazed window to the front elevation, radiator and fitted carpet.

From the landing door to

### BEDROOM TWO

7'8" x 10'7" max

With double glazed window to the front elevation, radiator and fitted carpet.

From the landing door to the

### BATHROOM

Fitted with a modern white three-piece suite comprising pedestal wash basin, low flush W/C and panelled bath with mixer shower tap.

The bathroom is tiled around the suite with complementary ducor to the remaining walls and benefits from a double glazed window to the rear elevation, chrome heated towel rail/radiator and an extractor fan.

### GENERAL

The property is constructed of stone and has the benefit of all main services including gas, water and electricity, together with gas central heating and double glazing. The property is Freehold and is in Council Tax Band A

### EXTERNAL

To the front of the property there is a flagged pathway providing access to the front entrance door. There is a private road to the front and further private road to rear of the property



### Directions

SAT NAV HX3 0UJ

### Viewings

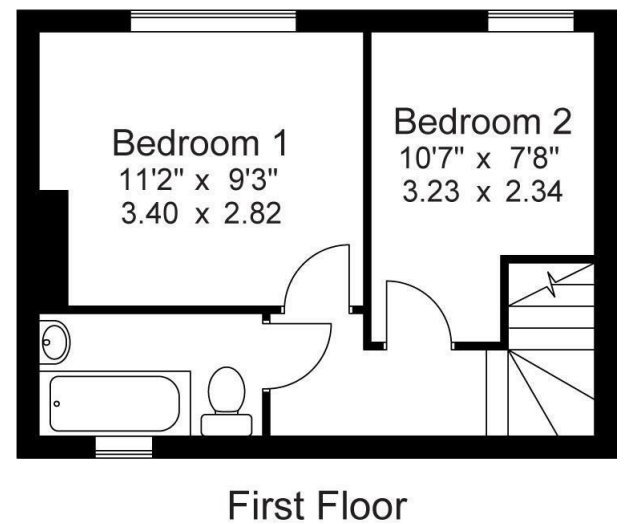
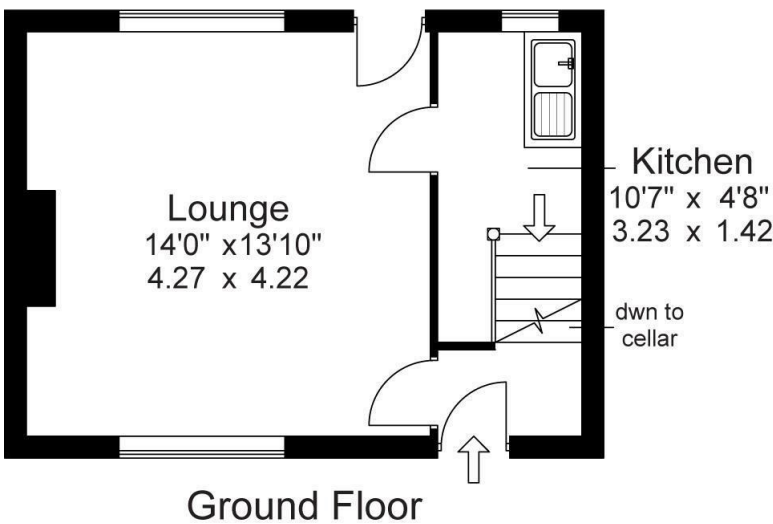
Viewings by arrangement only. Call 01422 349222 to make an appointment.

### EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		58	
(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 = 539 Sq. Feet  
= 50.1 Sq. Metres



For illustrative purposes only. Not to scale.