



87c Cooper Lane, Halifax, HX3 7RG
£295,000

Rare to the market and with fabulous far reaching views is this generously sized **THREE BEDROOM DETACHED BUNGALOW** located off Cooper Lane in HX3. The property sits on a generously sized plot with ample off road parking and garage to the front and a large rear garden.

COUNCIL TAX BAND - D

EPC RATING - TBC

GROUND FLOOR

ENTRANCE

Entrance area with vinyl flooring, two double glazed windows, an external door and a central heating radiator.

DINING KITCHEN

Good size dining kitchen with ample room for a dining table. Fitted wall and base units to two sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Integrated electric oven and a gas hob with extractor fan over. Plumbing for a washing machine and dishwasher, vinyl flooring, two double glazed windows and a central heating radiator.

HALLWAY

Hallway with feature wall panelling, a storage cupboard, a central heating radiator, vinyl flooring, loft access and external door to the side elevation.

LOUNGE

Large main reception room with a double glazed window to the side elevation providing fabulous far reaching views. Laminate flooring, central heating radiator, a feature log. Unnerving sits in the corner of the room and glazed doors open to the conservatory.

CONSERVATORY

The conservatory provides a fantastic space to sit and enjoy the garden and open views. Central heating radiator and doors to the garden.

BEDROOM

Double bedroom to the front elevation with a double glazed window, central heating radiator and fitted wardrobes.

BEDROOM

A second double bedroom with a double glazed window to the side elevation with views, a central heating radiator and fitted mirrored wardrobes.


BEDROOM

A third bedroom to the rear with a double glazed window and a central heating radiator.

BATHROOM

EXTERNAL

To the rear there is a breathtaking garden with expansive lawn with mature trees and an open outlook across open fields. There is a patio to the side and block paved frontage which provides off road parking and access to the garage. The garage can accommodate a vehicle and allows for further storage.

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Vary environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 		