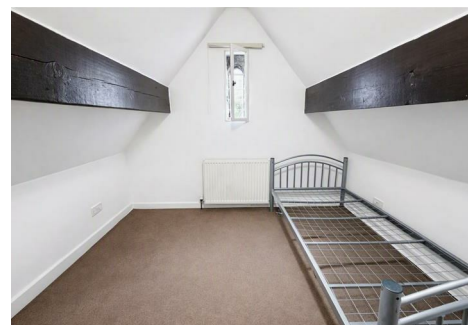




96 Railway Terrace, Copley, Halifax, HX3 0UJ

Offers Over £140,000

- : Stone Built Period End Terrace Cottage
- : Spacious Lounge
- : Close To Outstanding Schools
- : Easy Access to Sowerby Bridge & Halifax
- : Realistically Priced
- : 2 Bedrooms
- : Period Features
- : Easy Access to M62
- : Mullioned Windows
- : Viewing Strongly Recommended

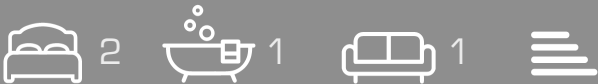
96 Railway Terrace, Halifax HX3 0UJ

Situated in the delightful village of Copley lies this stone-built period end terraced cottage, providing accommodation which will be of special interest to the first-time buyer or property investor.

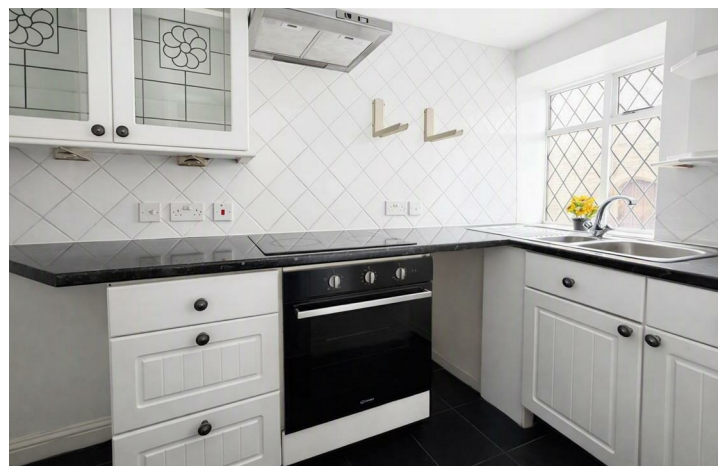
This stone-built period cottage briefly comprises an entrance vestibule, lounge, kitchen, cellar, two bedrooms and bathroom, with the added benefit of double glazing, gas central heating and a garden to the rear.

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.

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



Council Tax Band: A



ENTRANCE VESTIBULE

Front entrance door opens into the entrance vestibule.

From the entrance vestibule, a door opens into the:

LOUNGE

With feature stone-built inglenook fireplace incorporating an electric fire on a matching hearth. The charm and character of this room is enhanced by the stone mullioned windows, exposed stonework and beamed ceiling. Double glazed stone mullioned windows to the front and side elevations provide this room with its light and spacious aspect. One double radiator, one TV point and a fitted carpet.

From the lounge, a door opens to the:

CELLAR

Stone steps lead down to the keeping cellar, providing useful storage facilities.

From the lounge, a door opens into the:

KITCHEN

With fitted white wall and base units incorporating matching work surfaces with a stainless steel single drainer one-and-a-half bowl sink unit with mixer tap, four-ring halogen hob with electric fan-assisted oven and grill beneath, and plumbing for an automatic washing machine. The kitchen is tiled around the work surfaces with a complementing colour scheme to the remaining walls. Double glazed window to the side elevation, tiled floor and one double radiator.

From the kitchen, stairs with fitted carpet lead to the:

FIRST FLOOR LANDING

With beams to the ceiling, one double radiator, fitted carpet and door to under-stairs cupboard providing useful storage facilities.

From the landing, a door opens into:

BEDROOM ONE

Double bedroom with stone mullioned double glazed window to the front elevation, one double radiator and a fitted carpet.

From the landing, a door opens into the:

BATHROOM

With modern white three-piece suite incorporating pedestal wash basin, low flush WC and panelled bath with shower unit. The bathroom is extensively tiled around the three-piece suite with a complementing colour scheme to the remaining walls. Door to cupboard housing the Baxi central heating boiler, stone mullioned window with double glazed units to the side elevation, one double radiator and an extractor fan.

From the landing, stairs with fitted carpet lead to a:

SMALL SECOND FLOOR LANDING

With door to useful under-eaves storage and door to further store cupboard

From the second floor landing, a door opens into:

BEDROOM TWO

With beams to the ceiling, double glazed window to the front elevation, one double radiator, fitted carpet and built-in cupboards providing useful storage facilities.

GENERAL

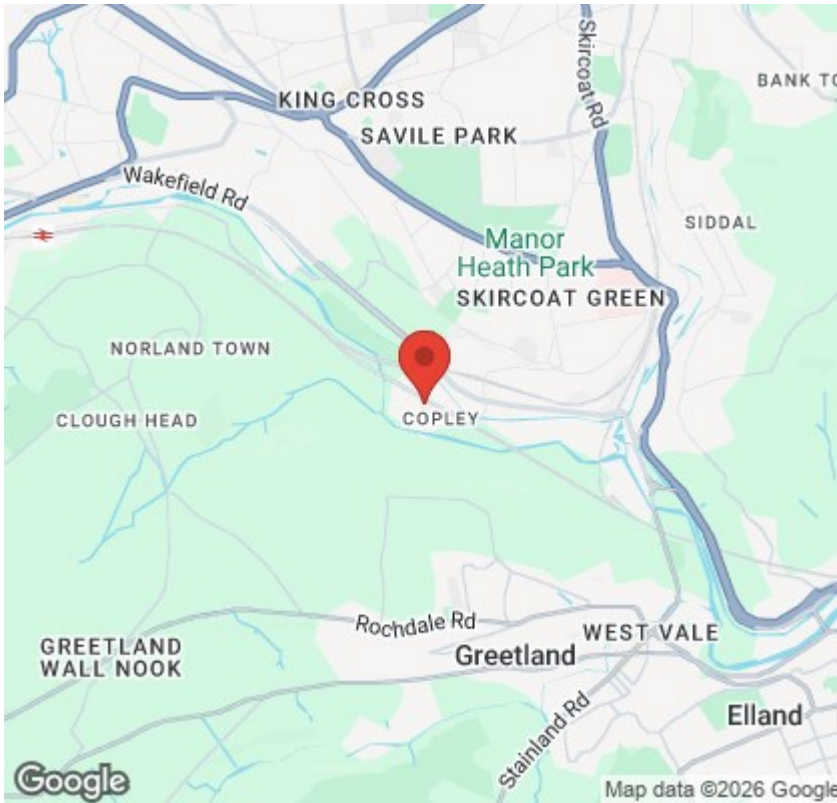
The property is constructed of stone and is surmounted with a stone slate roof. It has the benefit of all mains services, gas, water and electric, with the added benefit of a new gas central heating boiler (with guarantee) and double glazing. The property is situated within a Conservation Area is freehold and is in Council Tax Band A.

EXTERNAL DETAILS

There is a private road to the side and rear of the property providing parking facilities. To the rear of the property there is a walled garden which has been flagged.

VIEWING

To view strictly by appointment, please telephone Property@Kemp&Co, Halifax 349222.



Directions

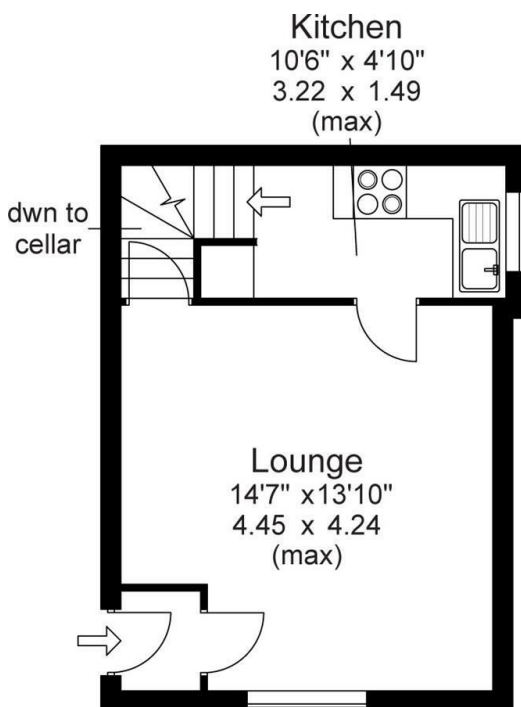
SAT NAV HX3 0UJ

Viewings

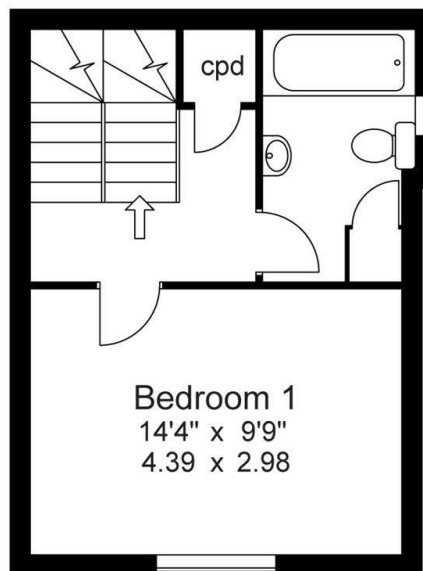
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

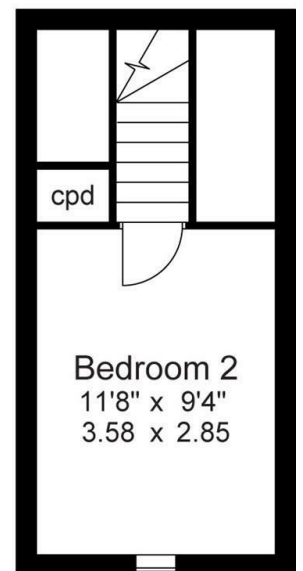
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor



Second Floor

For illustrative purposes only. Not to scale.