



144 St. Stephens Street, Halifax, HX3 0UH

Offers Over £135,000

- : Delightful Period Cottage
- : Lounge with beams and inglenook fireplace
- : Modern kitchen & bathroom
- : Garden To The Front
- : Realistically Priced
- : 2 Bedrooms
- : keep Cellar
- : Close to Outstanding Schools
- : Easy Access To Halifax Sowerby bridge & M62
- : Viewing Essential

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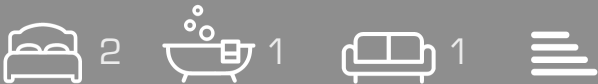
Situated in this desirable village location, in the heart of Copley, lies this traditional stone-built period cottage, providing attractive two-bedroomed accommodation which will be of particular interest to the first-time buyer or property investor.

The property briefly comprises an entrance vestibule, lounge, kitchen, keeping cellar, two bedrooms and a bathroom. The cottage benefits from double glazing, gas central heating and an enclosed garden to the front.

The charm and character of this delightful cottage are enhanced by the traditional mullioned windows, exposed ceiling beams and an impressive stone inglenook fireplace, creating a warm and welcoming atmosphere.

The property provides excellent access to the local amenities of Copley and Skircoat Green, 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.

An internal inspection is absolutely essential to fully appreciate the charm, character provided by this delightful cottage, which is being offered for sale at this realistic asking price.



Council Tax Band: A



ENTRANCE VESTIBULE

Front entrance door opens into the entrance vestibule with a fitted carpet.

From the entrance vestibule door opens to the

LOUNGE

14'2" x 13'9" narrowing to 10'1"

The charm of this room is enhanced by the traditional mullioned windows to the front elevation, incorporating double glazed units, an impressive stone inglenook fireplace with a gas-burning stove set upon a matching hearth, and exposed beams to the ceiling. One double radiator and a fitted carpet.

From the lounge door opens to the

REAR ENTRANCE VESTIBULE

From the lounge, a door opens into the rear entrance vestibule with a rear entrance door.

From the rear entrance vestibule stairs lead down to the

KEEPING CELLAR

Providing useful storage facilities and having the benefit of power, light and plumbing for an automatic washing machine.

From the front entrance vestibule to the

KITCHEN

11'1" maximum x 4'11"

The kitchen is fitted with a range of wall and base units incorporating a stainless steel single drainer sink unit and gas cooker. The kitchen is tiled around the work surfaces with a complementing colour scheme to the remaining walls and a matching tiled floor. Double glazed window to the front elevation and inset spotlight fittings to the ceiling.

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

FIRST FLOOR LANDING

With access to the loft, one double radiator, gas central heating boiler and a fitted carpet.

From the landing door opens to

BEDROOM TWO

7'8" x 10'10"

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

From the landing door opens into

BEDROOM ONE

11'2" x 9'4"

This double bedroom with traditional mullioned double glazed windows to the front elevation, one single radiator and a fitted carpet.

From the landing door to the

BATHROOM

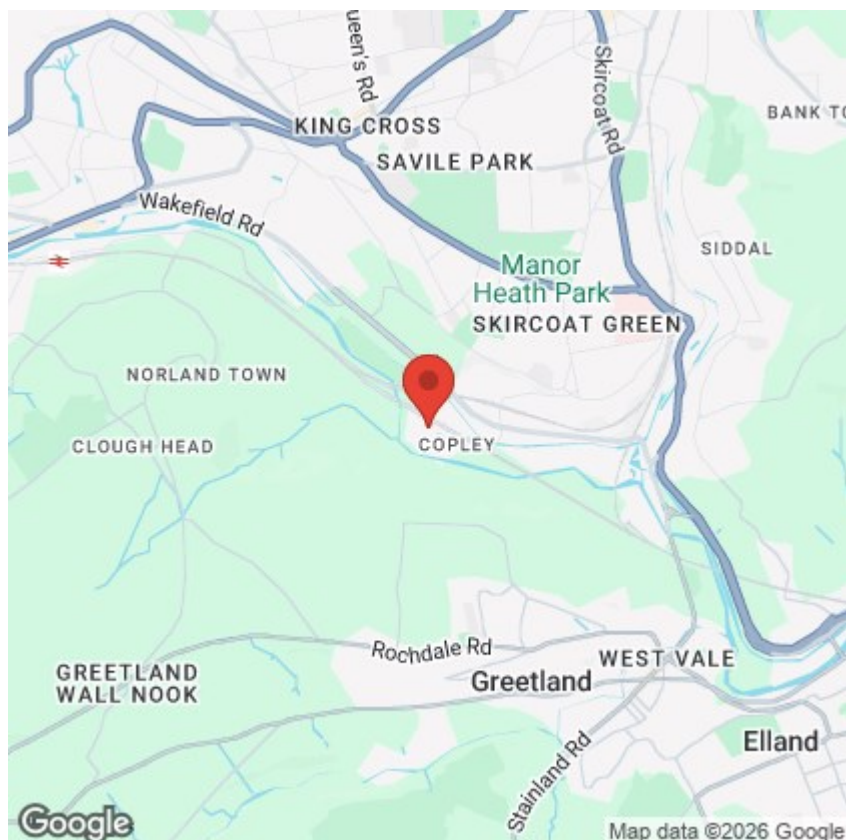
The bathroom is fitted with a modern white three-piece suite incorporating a pedestal wash basin, low flush VVC and panelled bath with Triton electric shower unit. The bathroom is fully tiled with inset spotlight fittings to the ceiling and a matching tiled floor. Double glazed window to the rear elevation and one single radiator.

GENERAL

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

EXTERNAL DETAILS

To the front of the property, there is an enclosed garden with a flagged seating area and borders, providing an attractive outdoor space. To the rear of the property, there is a private road



Directions

SAT NAV HX3 0US

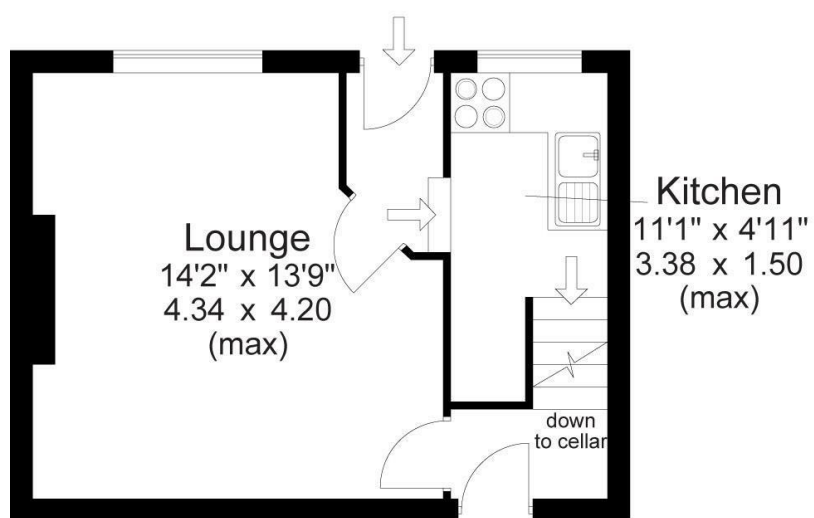
Viewings

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

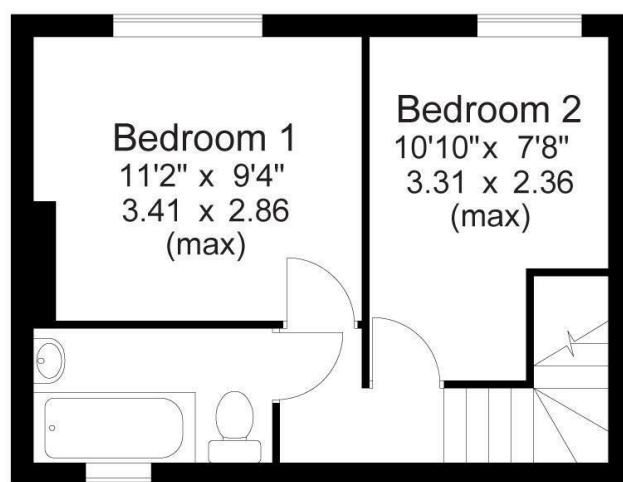
EPC Rating:

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

Approx Gross Floor Area = 548 Sq. Feet
= 50.9 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.