



Huddersfield Road, Copperfield House, HX3

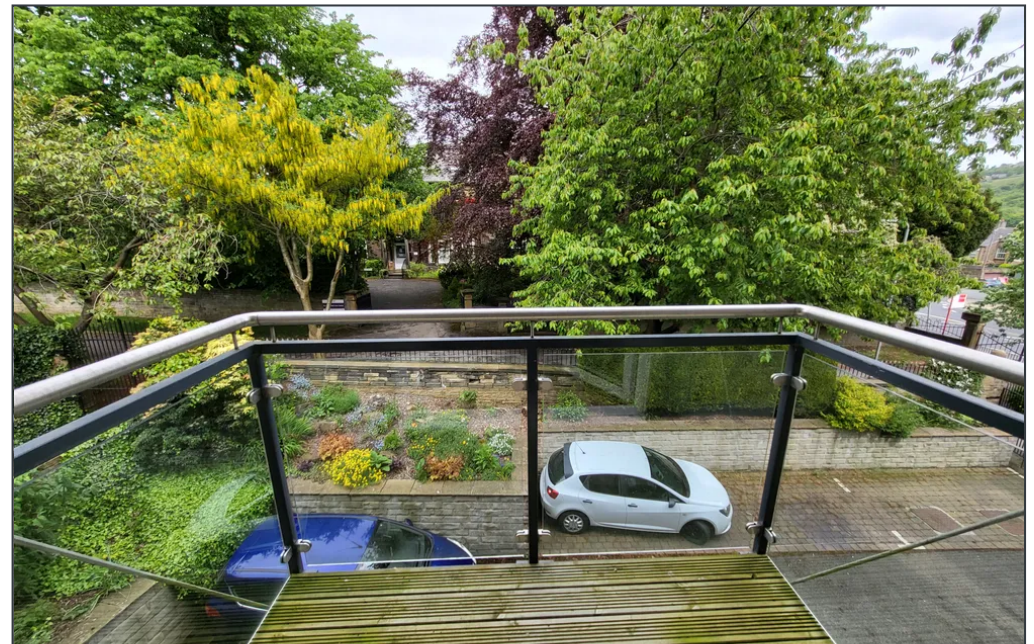
£125,000

boococks
ESTATE AGENTS & LETTINGS

Property Description

Are you looking for a good apartment with a balcony and a private garage? Do you need access to the hospital, Halifax, Huddersfield, or the M62? Would you like two decent bedrooms and two bathrooms? This property offers this and much more. Come in off Stafford Avenue, click to open the electric door and drive into your private garage. The light comes on automatically, and you can leave your car and enter the building via the internal door and make your way up to the second floor in the lift. Step inside the apartment and you enter a spacious hallway which leads to all rooms. The living room is open plan, particularly generous, with the kitchen area set to one end and doors out to the balcony at the other. The balcony is a great spot for a glass or cup of something nice, with an outlook over the mature trees off Stafford Avenue. There are two good bedrooms, one with an en-suite shower room, and a house bathroom. uPVC double glazing is fitted and the apartment is all-electric. The apartments are literally 500 metres from the hospital, door to door, and 1 mile from Halifax town centre, with frequent buses along Huddersfield Road. The M62 motorway at Ainley Top is a drive down Salterhebble Hill and up the bypass, so access into Leeds, Manchester, etc is a bit easier, too.

EPC Rating: C



Key Features

- ✓ Second floor apartment with balcony
- ✓ Good sized open plan living room
- ✓ Two bedrooms, two bathrooms
- ✓ Private garage with internal access
- ✓ 500 metres from hospital
- ✓ 1 mile from town centre



Rooms

BUILDING ENTRANCE

With lift and stair access to the upper floors.

ENTRANCE HALL

With a useful airing cupboard and the handset for the video entry system.

OPEN PLAN LIVING ROOM

23' 8" x 11' 6" (7.22m x 3.51m)

The room widens to 4.36 metres before narrowing to 2.98 metres at the kitchen, which is situated to one end of this spacious living room and is fitted with base and wall units with matching drawers and granite work surfaces and returns. There is a sink unit and mixer tap, and integrated appliances include a four ring ceramic hob to steel back and canopy hood, an electric oven and a fridge. Double French doors open onto the balcony.

BALCONY

6' 8" x 3' 10" (2.02m x 1.17m)

An ideal place to sit out and enjoy a glass or cup of your favourite beverage.

BEDROOM ONE

13' 11" x 7' 11" (4.25m x 2.41m)

EN SUITE SHOWER ROOM

With a white three piece suite consisting of a low level WC, a wash basin and a shower enclosure. Walls and the floor are tiled and there is a useful chrome heated towel rail.

BEDROOM TWO

10' 0" x 7' 8" (3.05m x 2.33m)

BATHROOM

Fitted with a three piece white suite consisting of a low level WC, a wash basin and a bath. Walls and floor are tiled and there is a useful chrome heated towel rail.

ADDITIONAL INFORMATION

Calderdale Council Tax Band: B.

Tenure: Leasehold.

Lease Term: 999 years from 1 January 2007.

Ground Rent: £200 per annum.

Service Charge for 1 January to 31 December 2022: £1473.17.

External Areas

Garage

Single Garage

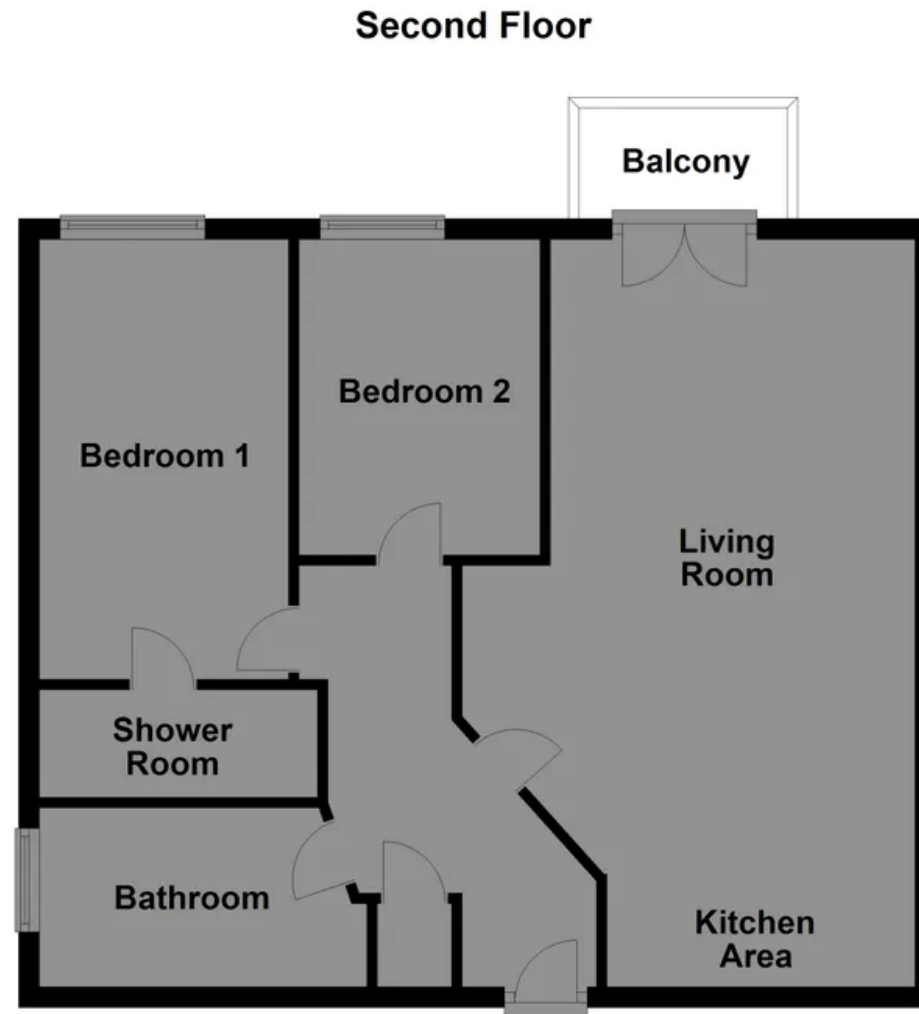
In addition to the visitor car parking spaces, there is a private, underbuilt garage which is accessed from the entrance off Stafford Avenue. An electric door leads into the garage, which has light and power, and an internal door from the back of the garage gains access to a hallway within the building, and from there up to the apartment.







Second Floor



Floor plans are indicative and are not drawn to scale.
Plan produced using PlanUp.

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