Peter David Properties Ltd

Residential Sales and Lettings

# St. Stephens Street,

## Offers In The Region Of £167,999

2 1 1 E

Situated in the sought-after village of Copley, this charming stone-built mid-terrace property offers spacious accommodation arranged over multiple levels, with excellent potential for buyers looking to modernise and create a home to their own taste.

The property briefly comprises a generous lounge with feature fireplace and character beams, a kitchen/diner with access to the rear, two well-proportioned bedrooms, a house bathroom, and useful cellar storage. Externally, there is a pleasant garden frontage and a rear patio area.

St Stephen Street is well placed for a range of local amenities, including the nearby primary school, Copley Cricket Club, and scenic canal-side walks. The location also provides easy access to both Halifax and Sowerby Bridge, making it ideal for commuters and those wanting village living with excellent nearby connections.

Offered with plenty of character and scope for improvement, this property would appeal to first-time buyers, investors, or anyone seeking a home in a popular and well-connected location.

- SOUGHT-AFTER COPLEY VILLAGE LOCATION
- TWO-BEDROOM STONE-BUILT TERRACE
- SPACIOUS LOUNGE AND KITCHEN/DINER
- USEFUL CELLAR STORAGE
- REAR PATIO GARDEN AREA
- NEAR COPLEY CRICKET CLUB AND LOCAL PRIMARY SCHOOL
- EASY ACCESS TO HALIFAX AND SOWERBY BRIDGE
- EXCELLENT RENOVATION POTENTIAL
- EPC RATING - E
- COUNCIL TAX BAND - B

## Accommodation

### Lounge
13'1" x 14'5" (4 x 4.4)

### Kitchen/ Diner
13'1" x 14'2" (4 x 4.32)

## First floor

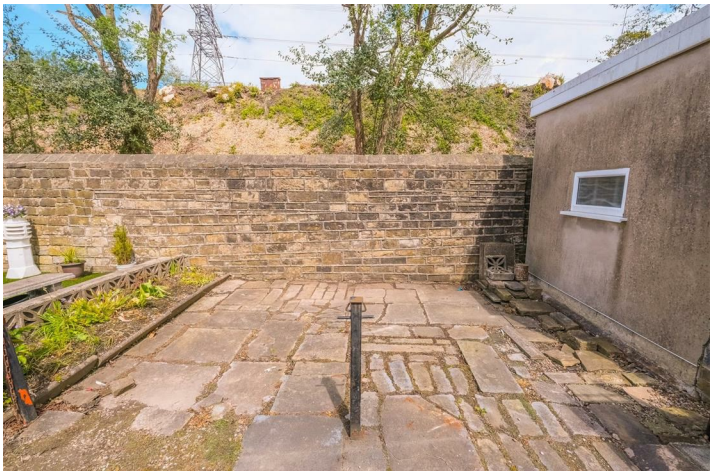
### Bedroom one
16'4" x 14'5" (5 x 4.4)

### Bedroom two
9'6" x 14'2" (2.9 x 4.32)

### Bathroom
6'10" x 6'6" (2.1 x 2)

### Directions
Please use post code HX3 0UH for sat nav directions.

### PLEASE NOTE
1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map

## Hybrid Map

## Terrain Map

## Floor Plan

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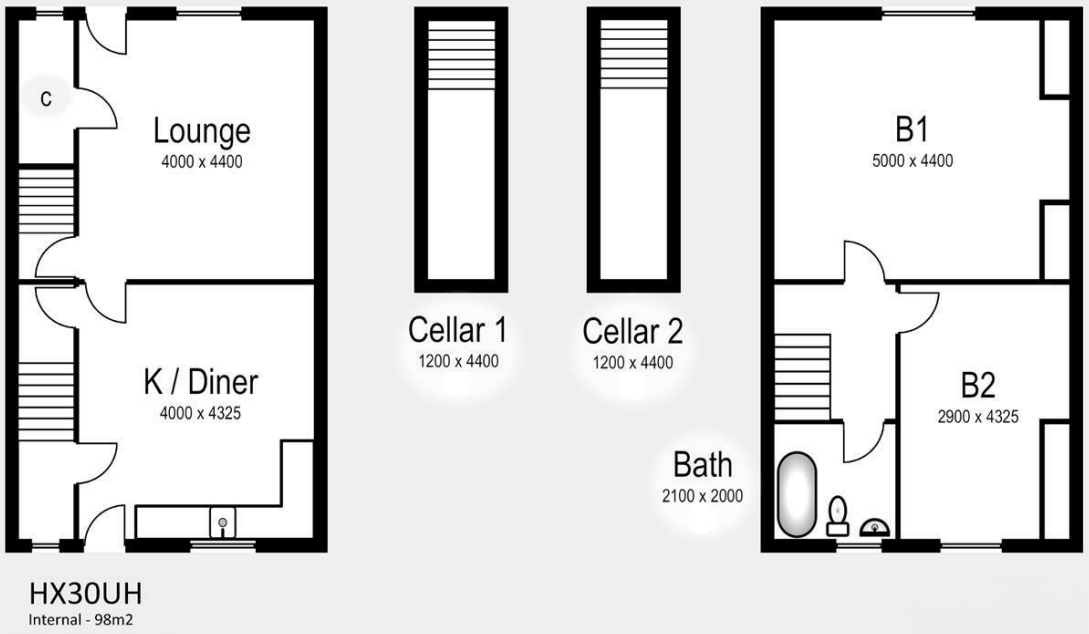


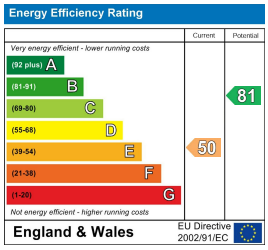

HX30UH
Internal - 98m2

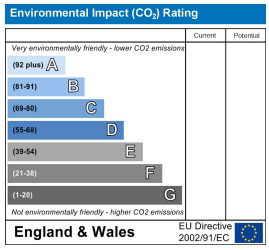
This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

## Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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