

Peter David

Properties Ltd

Residential Sales and Lettings



Wakefield Road, Copley

£450,000





Nestled in the charming village of Copley, Wakefield Road presents a unique opportunity to acquire a beautifully designed four-bedroom detached house. This modern residence is a true gem, offering spacious living across five thoughtfully arranged split levels.

As you enter, you will immediately notice the attention to detail that has gone into the design of this home. Each room flows seamlessly into the next, creating an inviting atmosphere that is perfect for family living. The property boasts off-road parking for several vehicles, ensuring convenience for you and your guests.

The enclosed south-facing garden at the rear is a delightful feature, providing a private outdoor space ideal for relaxation or entertaining. Whether you are enjoying a sunny afternoon or hosting a family gathering, this garden is sure to enhance your living experience.

This superb family home is not just a place to live; it is a lifestyle choice that combines modern comfort with the charm of village life. We highly recommend viewing this property to fully appreciate its unique qualities and the potential it holds for your family. Don't miss the chance to make this exceptional house your new home.

- FOUR BEDROOM
- DETACHED
- POPULAR LOCATION
- CLOSE TO COPLEY PRIMARY SCHOOL
- OFF ROAD PARKING
- LARGE REAR GARDEN
- COUNCIL TAX BAND - E
- EPC RATING - B

Accommodation

Entrance hall

Lounge

14'7" x 16'7" (4.45 x 5.06)

Dining kitchen

14'6" x 21'1" (4.42 x 6.44)

Utility room

10'11" x 4'0" (3.35 x 1.24)

WC

First floor

Bedroom

14'7" x 16'9" (4.45 x 5.12)

Bedroom

4.41 x 5.12

En suite

6'11" x 8'0" (2.12 x 2.44)

Bathroom

11'0" x 8'0" (3.36 x 2.44)

Second floor

Bedroom

14'6" x 16'8" (4.44 x 5.09)

En suite

6'7" x 16'8" (2.01 x 5.09)

Bedroom

10'4" x 8'4" (3.16 x 2.55)

Directions

Please use postcode HX3 0TP 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



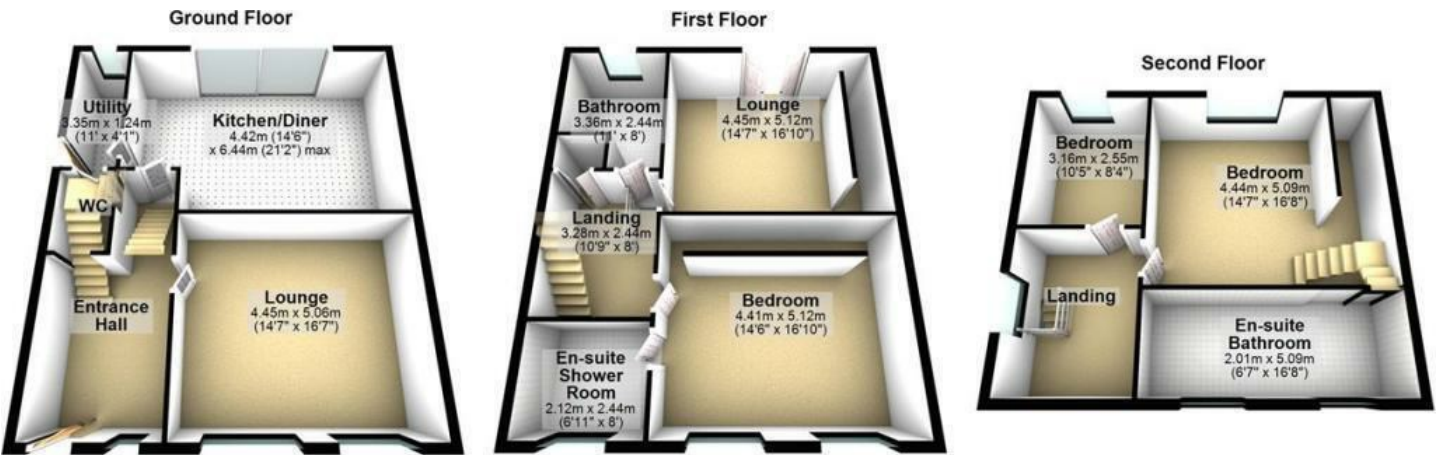
Hybrid Map



Terrain Map



Floor Plan

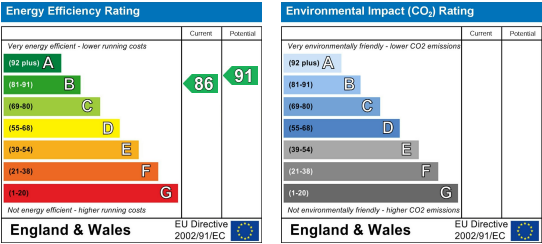


To be used for illustration purposes only. Measurements are approximated. Plan produced using PlanUp.

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



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