

# Peter David Properties

Residential Sales and Lettings

## Dean Court, Copley Offers Over £90,000



# Dean Court, Copley, Halifax HX3 0UX

Situated to this popular conservation village is this two bedroomed, second floor, purpose built apartment offering excellent accommodation for either a first time or professional buyer. The property is within easy access to the Lloyds Banking Group Data Centre and Calderdale Royal Hospital and is only short drive from junction 24 of the M62 motorway network. Communal stairs lead up to the second floor landing which in turn gives access into the apartment which is equipped with gas fired central heating and is majority double glazed and offers accommodation comprising in brief: - Entrance hallway, lounge with views over the surrounding countryside, fitted kitchen, two bedrooms and bathroom with four piece white suite. The apartment is leasehold with a monthly charge of £54.00 which includes buildings insurance and maintenance of the communal areas. No Upward Chain.

## Features

- Purpose built second floor apartment
- Two bedrooms
- Gas central heating and majority double glazing
- Views over surrounding countryside
- Convenient for amenities and transport links
- NO UPWARD CHAIN
- Council Tax Band: A
- Energy Rating: D

## Accommodation:

### Ground Floor:

A covered external communal staircase rises from ground floor level to the upper floors giving access to the apartment.

### Apartment 12:

#### Entrance Hallway

Having two built-in storage cupboards, a central heating radiator and access to the loft space.

#### Lounge 15'7" x 12'4" (4.75m x 3.76m)

This well proportioned lounge has a picture window to the rear elevation enjoying the open views, central heating radiator and a modern electric fire set to a marble and wood surround.

#### Kitchen 8'11" x 8'9" (2.72m x 2.67m)

Fitted with a range of matching wall and base units with complementary working surfaces over inset into which is a stainless steel sink unit. There is an integrated electric oven with gas hob, stainless steel back plate and matching extractor hood above, space and plumbing for automatic

washing machine, wall mounted combination boiler, window to the rear elevation and a wall mounted chrome towel radiator.

#### Inner hallway

Giving access to the bedroom accommodation and bathroom.

#### Bedroom One 13'5" x 9'5" (4.09m x 2.87m)

Having a window to the front elevation and a central heating radiator.

#### Bedroom Two 11'9" x 7'4" (3.58m x 2.24m)

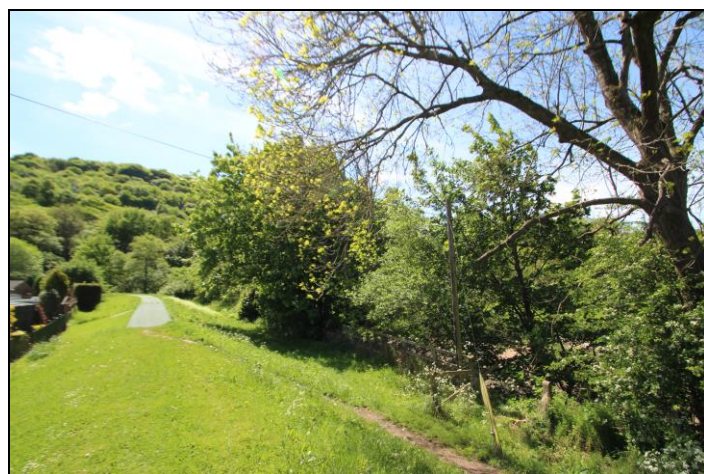
Having a window to the front elevation and a central heating radiator.

#### Bathroom 8'4" x 5'5" (2.54m x 1.65m)

Furnished with a four piece white suite comprising of panelled bath, shower cubicle, pedestal wash hand basin and low flush wc. There is a central heating radiator and single glazed window.

#### Outside:

There are communal gardens to the front and rear of the apartment building.



## Directions

Leave Sowerby Bridge travelling towards Halifax and at the Bolton Brow traffic lights turn right onto Wakefield Road. Continue along passing Lloyds Banking Group and proceed into Copley to the traffic lights. Turn right at the traffic lights and proceed under the railway bridge, taking a right turn and continuing along looking out for Dean Court which will be found to the right hand side.



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.

23-25 George Street  
Halifax HX1 1HA

102 Commercial Street  
Brighouse HD6 1AQ

Wharf Street  
Sowerby Bridge HX6 2AE

20 New Road  
Hebden Bridge HX7 8EF

T: 01422 366948  
E: halifax@peterdavid.co.uk

T: 01484 719191  
E: brighouse@peterdavid.co.uk

T: 01422 832444  
E: sowerbybridge@peterdavid.co.uk

T: 01422 844403  
E: hebdenbridge@peterdavid.co.uk