



## 17 Kings Lea, Halifax, HX3 0UU

£245,000

- Three Bedrooms & Two Reception Rooms
- Private Driveway & Garage
- Popular Location – Copley
- Low-Maintenance Front & Rear Gardens
- Spacious Semi-Detached Home
- Ideal for Modernisation & Personalisation

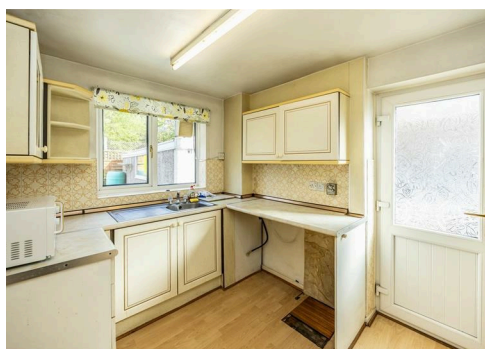
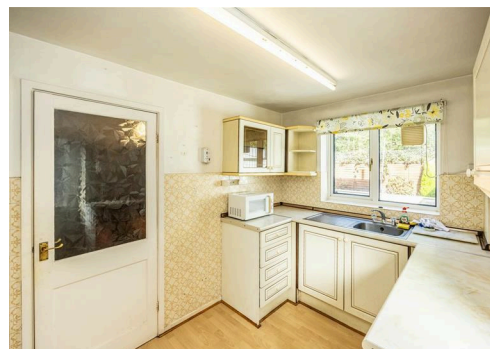
# 17 Kings Lea, Halifax HX3 0UU

Charming Three-Bedroom Semi-Detached Home in the Heart of Copley

Situated in the popular village of Copley, this three-bedroom semi-detached property offers well-proportioned accommodation and great potential for modernisation. Ideal for buyers looking to put their own stamp on a home, the property is within easy reach of local amenities, transport links, and scenic countryside walks.



Council Tax Band: C



## Accommodation

### Entrance Hall

Accessed via the front door, the entrance features carpeted flooring with stairs leading to the first floor. A door opens into the main living and dining areas.

### Living Room

A bright and spacious room with carpeted flooring and a large UPVC bay window offering views over the front garden. A gas fireplace with a decorative surround creates a cosy focal point. Folding concertina doors lead through to the dining room.

### Dining Room

Laid with parquet flooring and featuring a UPVC window overlooking the rear garden, this well-sized dining area provides access to the kitchen via an internal door.

### Kitchen

Fitted with a range of wall and base units, the kitchen offers ample storage and worktop space but would benefit from modernisation. Laminate flooring runs throughout, and a UPVC window overlooks the rear of the property. A UPVC door provides side access, leading to an outdoor storage cupboard housing an Ideal combination boiler.

### First Floor

A landing area with a UPVC window to the side elevation, loft access, and doors to the bedrooms and bathroom.

### Bedroom One

A good-sized double room with laminate flooring and a UPVC window to the front aspect. Space for wardrobes and bedroom furniture.

### Bedroom Two

Another double room, this one with carpeted flooring and a UPVC window overlooking the rear garden. Also offers space for storage or wardrobes.

### Bedroom Three

A single bedroom with carpet flooring and a new UPVC window to the front. Ideal as a child's room, nursery, or home office.

## Bathroom

Comprising a panelled bath with handheld shower attachment and concertina shower screen, pedestal washbasin, and low-level flush WC. Finished with a frosted UPVC window for privacy.

## External

### Front Garden

The front garden features low-maintenance artificial grass and mature shrubs. Steps lead up to the front entrance.

### Driveway & Garage

To the side of the property is a private driveway leading to a single garage, complete with up-and-over door, lighting, and power supply.

### Rear Garden

The rear garden is fully paved for easy maintenance and is ideal for outdoor seating or entertaining.

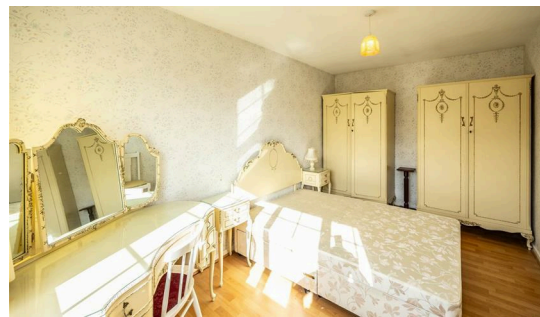
## Summary

While the property would benefit from some updating, it offers spacious living accommodation in a sought-after location. With three bedrooms, off-road parking, and a garage, this home presents an excellent opportunity for first-time buyers, families, or investors alike.

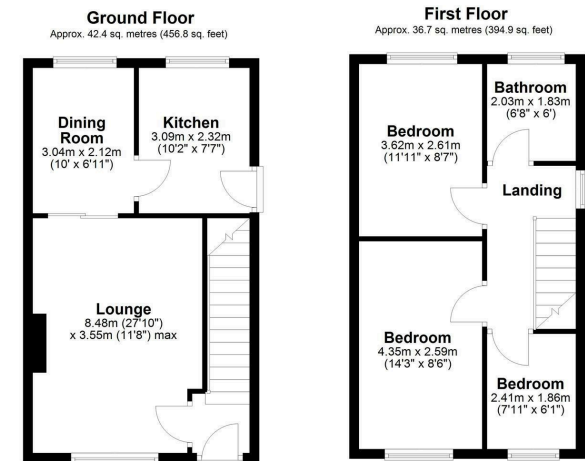
Key note - \*Going through probate application\*

## Agent Notes & Disclaimer

The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.







Total area: approx. 79.1 sq. metres (851.7 sq. feet)

