



Railway Terrace, Copley, HX3 0UJ
£220,000

E&H Holmes
ESTATE AGENTS

This delightful Grade II listed cottage is situated in the sought after and convenient location of Copley Village. Benefiting from a spacious dining kitchen which is the hub of the home, a cosy living room with log burner and a luxurious four-piece bathroom, this is a fantastic family home. The property has double glazing throughout, and mains wired smoke alarms. There are two double bedrooms with the third bedroom having been utilised to create a staircase to the well-proportioned occasional room in the converted attic.

The accommodation, in brief, comprises: Entrance hall, lounge, dining kitchen and utility room to the ground floor. On the first floor are two double bedrooms, the house bathroom and second WC. The attic has been converted to create a light filled and spacious occasional room. To the front of the property is an enclosed, south facing cottage garden. To the rear is a large shed on a hard standing with a further patio area to the side.

Copley Village is a highly desirable and convenient residential location providing excellent access to Halifax, the M62 motorway network and the local amenities of Skircoat Green. Calderdale Royal Hospital, the Green Flag Award winning – Manor Heath Park and outstanding schools are also nearby. There are bus routes to Halifax, Sowerby Bridge and Huddersfield in close proximity and trains from both Halifax and Sowerby Bridge have links to the cities of Manchester, Leeds, and Bradford. Halifax station also has direct links to London.



Entrance Hall

Tiled flooring. Window to front elevation. Wooden door to front elevation.

Lounge 14'6" x 13'3" (4.421 x 4.051)

Log burner set in Inglenook. Radiator. Window to front elevation.

Dining Kitchen 14'4" x 12'9" (4.373 x 3.911)

Solid wood fitted kitchen with wall and base units. Ceramic butler sink. Solid wood work surfaces. Dual fuel range (included). Plumbing for washing machine. Plumbing for dishwasher. Radiator. Wooden floor. Access to cellar. Door to rear elevation.

Utility Room 8'5" x 2'5" (2.580 x 0.757)

Plumbing for washing machine. Space for dryer. Storage. Window to rear elevation.

Landing

Stairs leading from entrance hall. Stairs leading to attic room. Radiator.

Bedroom One 14'5" x 9'0" into alcoves (4.410 x 2.761 into alcoves)

Feature fireplace. Radiator. Window to front elevation.

Bedroom Two 14'5" x 9'0" into alcoves (4.410 x 2.761 into alcoves)

Radiator. Window to rear elevation.

WC

Wash hand basin. Low flush W.C.

Bathroom

Wash hand basin. Low flush W.C. Freestanding bath with mixer taps. Separate shower cubicle. Partially tiled. Chrome towel radiator. Extractor fan. Window to rear elevation.

Occasional Room 17'11" x 14'6" (5.481 x 4.428)

Currently utilised as a bedroom. Exposed stone wall. Two sky lights.

Front Garden

Enclosed lawn and patio garden.

Rear

Large shed with power. Patio seating area.

Council Tax Band

B

Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
reds.muddy.ocks

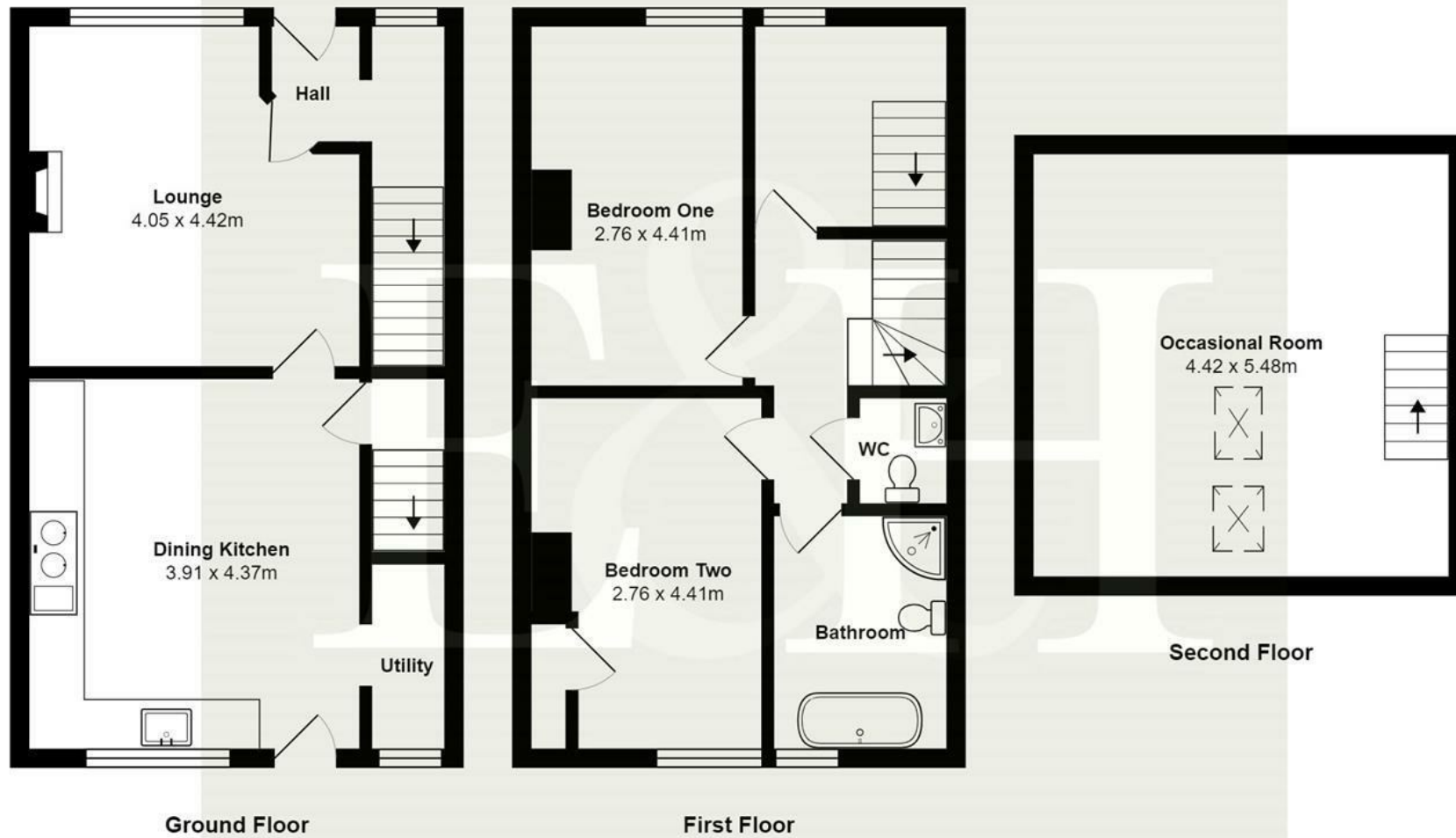
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