

MARSH & MARSH PROPERTIES

Anglezarke, 2 Sevenoaks, Wakefield Road, Copley, HX3 0UA

£695,000



It is a fantastic opportunity when something of this size and calibre becomes available on the open market. Offered with the added advantage of NO CHAIN, this large four-bedroomed, detached, property offers that fantastic special something that certainly will impress and delight. Its highly sought after Copley location, situated in an elevation position, offers stunning valley views, whilst also being situated in a copse of trees creating a private environment.

The property is offered with large and expansive, south facing, rear gardens, featuring a large lawned area, fully surrounded and enclosed to create the ideal place for children and pets to play. At the edge of the property is a raised patio terrace, creating the perfect place to sit out and relax. The property also owns a substantial area of the woodland to the front and sides of the property as shown in the photos. To the front elevation is a private driveway offering parking for 5 cars with an additional two secure parking spaces provided by the integral garage.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

Internally the property is offered with a large amount of space, covering over 2700 square feet over two floors. The house has large rooms throughout with a well thought out natural flow. Currently the property is presented in good condition and, with some modernisation, would create a fantastic home for any growing family, professional couple or anyone looking for a smart home. With its large living room, spacious dining room, well-appointed dining kitchen, office/snug/sitting room, ground floor bedroom (with walk-in-wardrobe and en-suite), ground floor WC, utility room, three first floor bedrooms (one with en-suite) and house bathroom.

Its sought-after Copley position benefits from a quiet location whilst being well connected to the surrounding areas, being only a short 3-minute drive from Halifax town centre. The M62 is also a quick 10 minutes' drive away providing quick access to the major cities of Leeds, Bradford and Manchester. The house benefits from being close to outstanding primary and secondary schools both within walking distance. There are excellent bus services and Halifax train station provides regular connection to the local areas in addition to the Grand Central train service.

Owing to the whole host of fantastic features on offer with this property, including the expansive grounds, sought after property location and large internal aspect, all with the added benefit of being offered with NO CHAIN, an appointment to view is essential.

From the front of the property a flagged pathway leads up to the front wooden door that opens into the

ENTRANCE



A welcome area as you step inside the property. The entrance features double glazed windows, to both the front and rear side, offering plenty of natural light. With a carpeted floor, central light fitting and single radiator.

From the entrance a large archway leads into the

HALLWAY



A large and open hallway that offers a spacious feel from the moment you step inside the property. The hallway has an open gallery to the landing that enhances the open feel throughout the property. With a carpeted floor, central light fittings and two single radiators.

From the hallway a set of double glass panel wooden doors open into the

DINING ROOM

A large dining room that offers more than ample space for a large family dining table along with additional furniture. The dining room also offers access out onto the patio terrace, overlooking the valley views to the south facing orientation, via its double glazed sliding doors. With a carpeted floor, central light fitting, cornice to ceiling and two single radiators.



From the dining room a large archway leads into the

LIVING ROOM



A rather large and spacious living room that offers fantastic views over the valley via its two double glazed windows to the rear elevation. The living room offers more than ample space for a three piece suite along with additional furniture. A gas fireplace, set into a granite hearth and with wooden mantelpiece, offers the perfect central feature for the whole room. The room is well illuminated with numerous wall mounted light fittings. With a carpeted floor, three single radiators, cornice to ceiling and a television access point.

From the living room a wooden door opens into its

OFFICE / SITTING ROOM / SNUG





A fantastic addition to the property offering the ideal work from home office space, sitting room or cosy snug. The room features a carpeted floor, single radiator, double glazed window to the rear elevation, central light fitting, cornice to ceiling and a television access point.

From the hallway a wooden door opens into the

DINING KITCHEN



A large and impressive dining kitchen that offers space to one end for a seating area that also leads out onto the terraced patio, to the rear elevation, via a set of double glazed sliding doors. A laminated set of work surfaces surround one end of the room, all with over or under counter

cupboards and drawers, with one end that is utilised as a breakfast bar. With an integrated dual oven, integrated hob, extractor hood, carpeted floor, three central light fittings, single radiator, carpeted floor, plumbing for a dishwasher, tiled splashbacks, two uPVC double glazed windows to the side and front elevations, space for a fridge, space for a freezer and a 1 ½ stainless steel sink with stainless steel mixer tap.



From the hallway a wooden door opens into

BEDROOM 1



A large master bedroom that offers more than ample space for a king sized bed along with additional furniture. The room has a fitted

dressings table to one side of the room. The master bedroom benefits from a large walk-in-wardrobe, accessed via a sliding mirrored door, to one end of the room. With a carpeted floor, single radiator, double glazed window to the front elevation, cornice to ceiling, central light fitting and wall mounted light fittings.



From bedroom 1 a wooden door opens into its

EN-SUITE



A well laid out en-suite that offers a panel bath, alcove inset shower cubicle, low flush toilet, pedestal washbasin, bidet, carpeted floor, tiled splashbacks, ceiling inset spotlights, single radiator and a frosted double glazed window to the front.



From the hallway a wooden door opens into the

WC

A useful addition to the property offering ground floor facilities with a low flush toilet, pedestal washbasin, single radiator, central light fitting, carpeted floor and a frosted double glazed window.

From the entrance a wooden door opens into the

UTILITY ROOM

Another highly useful addition to the property, offering ample additional storage and work space. A laminated work surface to one side covers plumbing for a washing machine and space for a dryer. A short staircase, to the rear of the room, leads up to a wooden door that offers access into the integral double garage. There is space for additional fridge/freezers. With a carpeted floor, single radiator, tiled walls and a central strip light.

From the hallway a carpeted staircase leads up to the

LANDING

A generous galleried landing that overlooks the entrance hall to one side. The landing benefits from an airing cupboard and a large mirrored sliding door storage cupboard to the far side. With a carpeted floor, ceiling inset spotlights and a Velux window.

From the landing wooden doors open into

BEDROOM 2

A large bedroom that offers plenty of space for a king sized bed along with additional furniture. The room benefits from a fantastic view over the

valley beyond from its double glazed window to the rear elevation. With a carpeted floor, central light fitting and single radiator.



BEDROOM 3



Another good sized bedroom that offers space for a double bed. With a carpeted floor, single radiator, central light fitting and a Velux window.

EN-SUITE



A well laid out en-suite that features a panel bath, pedestal washbasin, bidet, low flush toilet, Velux window, tiled walls, ceiling inset spotlights, wall mounted light fitting and carpeted floor.

Currently the en-suite is the access route into

bedroom 4. However, potentially - with a party wall -access could be granted directly to the bedroom with the en-suite being separated, should a new owner desire.



From the en-suite a wooden door opens into

BEDROOM 4



Another spacious bedroom, again offering space for a double bed along with additional bedroom furniture. Another room that offers views over the valley via its double glazed window to the rear elevation. With a carpeted floor, central light fitting and single radiator.

To one end of the landing a wooden door opens

into the

HOUSE BATHROOM



A rather large and spacious house bathroom that currently features a large corner whirlpool bath, low flush toilet, single radiator, pedestal washbasin, tiled splashbacks, tiled floor, extractor fan, central light fitting and a Velux window.

GARDENS



The gardens for the property are rather expansive and must be viewed in person in order to be fully appreciated. Being surrounded by trees, creating a private and enclosed space, this is ideal for children and pets and is bathed in sunlight owing to the south-facing orientation. The long lawn, to

the rear, is overlooked by the patio terrace, to the edge of the property, that offers the perfect place to sit out and relax or to have a barbeque.





WOODLAND



The property offers a rather expansive and spacious section of woodland that is included in the sale of the property. The approximate area of woodland is indicated in the photos in the marketing materials for the property.

PARKING & GARAGE

To the front of the property is a long driveway that offers ample parking for four cars.

To the rear of the drive is an integral double garage offering additional secure parking space. The garage offers extra storage space, central light fittings, rear frosted window and power outlets.

At the front of the property there is an enclosed flagged forecourt that offers a second area to sit out and relax.





The space of the garage would be ideal for a workshop or to run a business from home. The garage offers additional storage space in a boarded loft area.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, fitted alarm system and gas central heating.

Owing to the south facing orientation the property has roof mounted solar panels that offer additional feed in electricity.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

LOCATION

What3words: [///cake.when.retire](#)

Google Plus Code: P42G+X55 Halifax

For sat nav users the postcode is: HX3 0UA

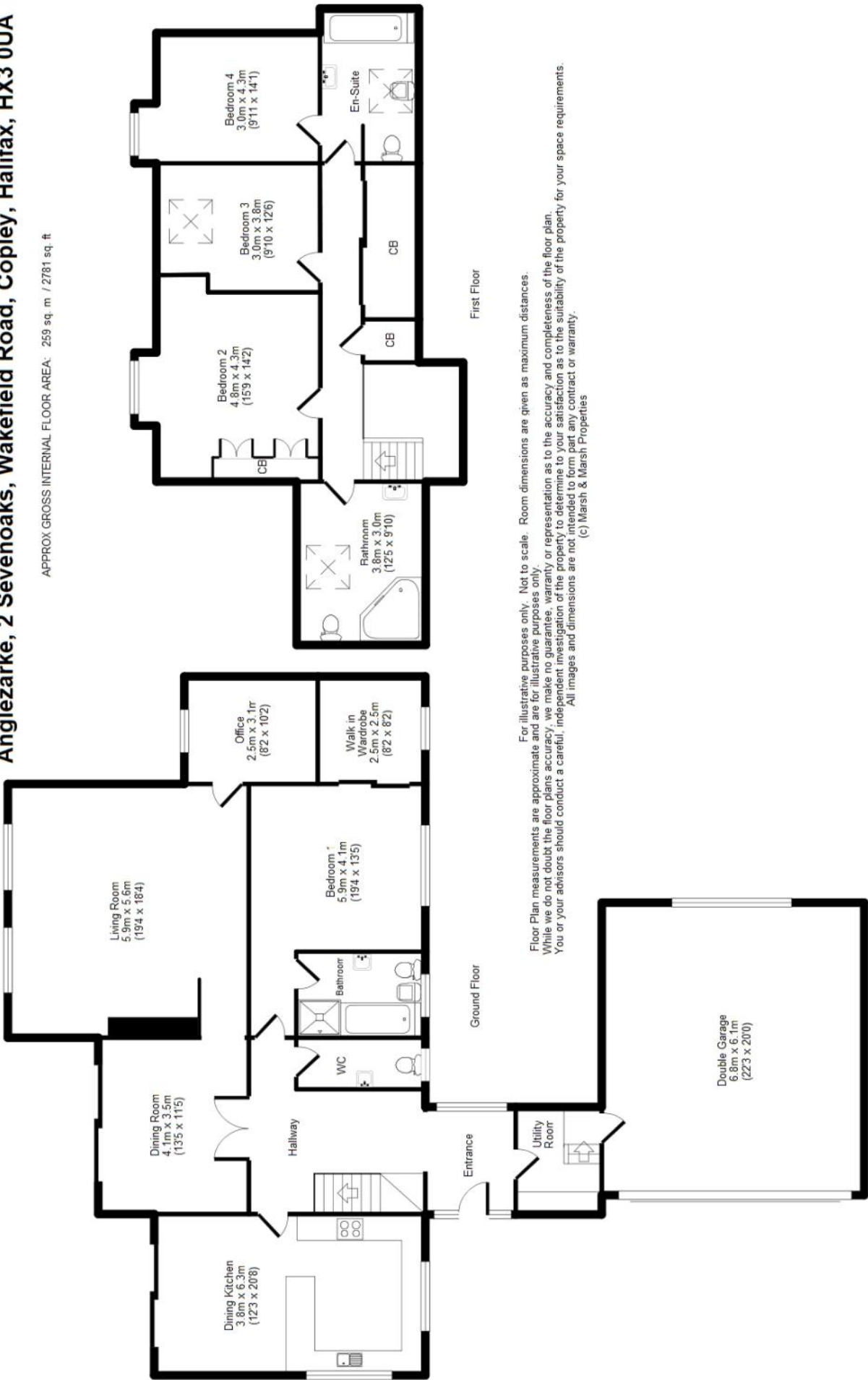
MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

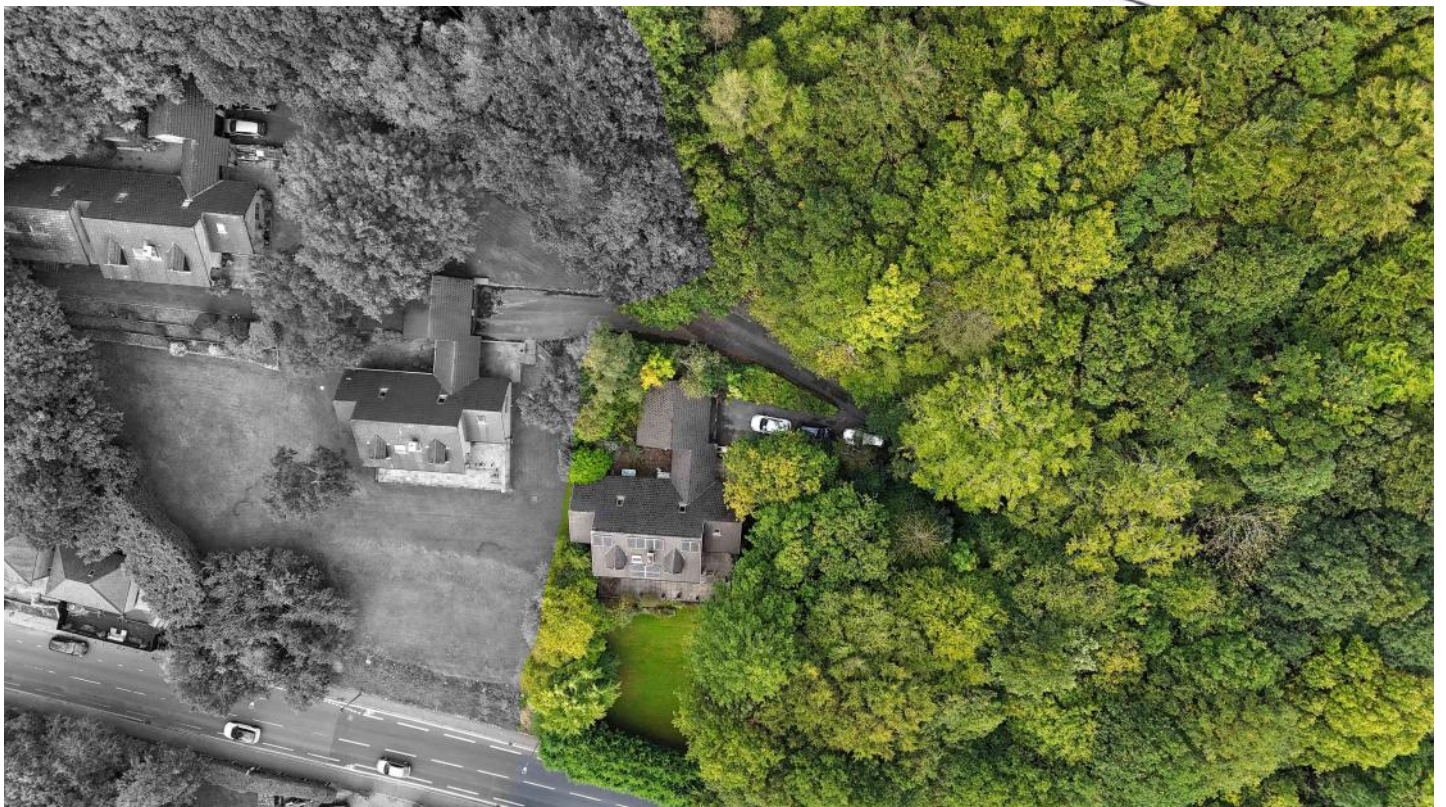
Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

Anglezarke, 2 Sevenoaks, Wakefield Road, Copley, Halifax, HX3 0UA

APPROX GROSS INTERNAL FLOOR AREA: 259 sq. m / 2781 sq. ft



For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty. (c) Marsh & Marsh Properties



Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk