

MARSH & MARSH PROPERTIES

32 Copley Hall Terrace, Halifax, HX3 0TS

£200,000



****ATTENTION ALL FIRST TIME BUYERS, GROWING FAMILIES & INVESTORS**** A deceptively spacious and well-presented 3/4 DOUBLE BEDROOM family home situated in the popular area of Copley. Ideally located within walking distance of highly regarded local schools, with amenities close by along with quick and easy access to the M62 motorway, perfect for commuters. In brief, the lower ground floor comprises an integral garage, basement, and a useful store. The ground floor features an entrance hall, dining room, and lounge. To the first floor, a landing provides access to the master bedroom with ensuite, a further double bedroom, and the house bathroom. Stairs rise to the second floor where you will find a generous double bedroom and an occasional bedroom/office. Externally, to the front of the property is a low-maintenance yard. An internal inspection is strongly advised to genuinely appreciate the size and potential this wonderful home has to offer.

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

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ENTRANCE HALL

An inviting vestibule entrance featuring a composite front door, tiled flooring, and decorative coving.

DINING KITCHEN 4.4 x 6.2m (14'5 x 20'6)



A well-appointed fitted kitchen including a sink with a brushed chrome mixer tap and tiled splashbacks. Appliances comprise a double oven with hob, slimline dishwasher, and fridge (available by separate negotiation). The room is finished with tiled flooring, a radiator, coving, and a UPVC window.

INNER HALL

Tiled flooring continues from the dining kitchen into this inner hall, which offers a useful storage cupboard and access to the basement and integral garage.

LIVING ROOM 4.9 x 4.3m (16'0 x 14'1)



A spacious and characterful lounge featuring an

exposed stone fireplace with electric fire, solid wood flooring, a radiator, and a UPVC window with shutters.

LANDING

A bright landing featuring a storage cupboard and decorative ceiling coving.

BEDROOM ONE 4.4 x 4.3m (14'5 x 14'3)



A large double bedroom with fitted mirrored wardrobes and drawers, a radiator, and a UPVC window.

EN-SUITE

A modern three-piece ensuite comprising a tiled shower cubicle with glass sliding door and

handheld shower, a low flush toilet, and a vanity hand wash basin. Finished with partially tiled walls, tiled flooring, a chrome towel radiator, ceiling spotlights, and an extractor fan.



BEDROOM TWO 3.2 x 4.3m (10'5 x 14'1)



A spacious double bedroom with built-in wardrobes, a radiator, and a UPVC window.

BATHROOM

A contemporary bathroom suite featuring a large walk-in tiled shower with glass screen, low flush toilet, and vanity sink unit. The room is completed with a tiled floor, coving, ceiling spotlights, and a UPVC window.



OCCASIONAL FOURTH BEDROOM / DRESSING ROOM / OFFICE 3.8 x 4.1m (12'3 x 13'3)



A versatile space suitable as an occasional

bedroom, dressing room, or home office, with wood-effect laminate flooring, exposed ceiling beams, a radiator, and a Velux window. This room could be partitioned off to form an individual bedroom.

BEDROOM THREE 4.3 x 4.0m (14'1 x 12'11)



A double bedroom featuring wood-effect laminate flooring, exposed ceiling beams, a radiator, and a Velux window.

BASEMENT

A generous and practical storage area with stone shelving, power, and light. There is space and plumbing for a washing machine, dryer, and freezer (available by separate negotiation).

INTEGRAL GARAGE 4.9 x 5.2m (16'0 x 16'10)

A spacious garage fitted with an electric roller shutter door, power, and lighting. This space also houses the combination boiler.



STORE

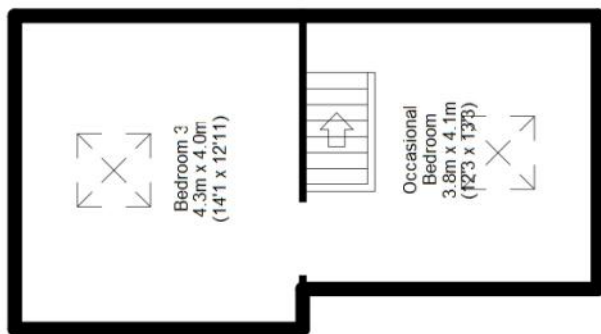
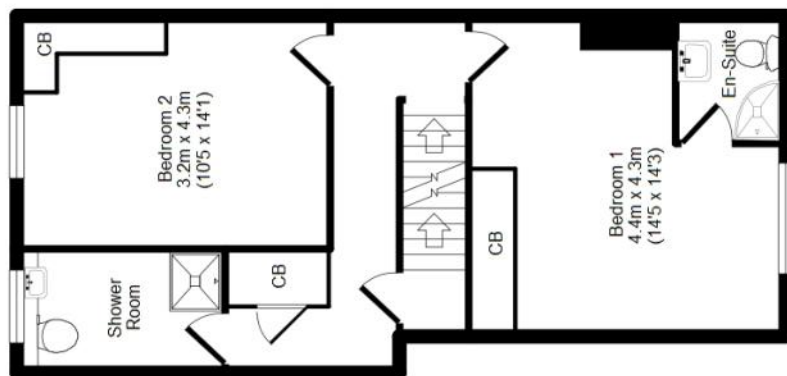
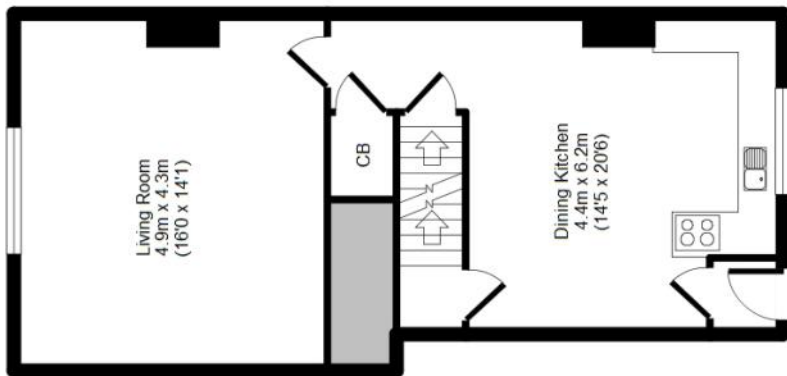
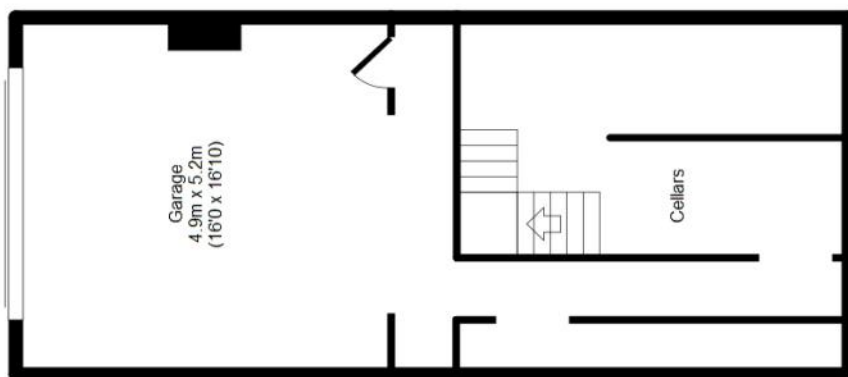
A further sizeable storage area providing additional utility space.

EXTERNAL

To the front of the property is a low-maintenance yard.

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.

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APPROX GROSS INTERNAL FLOOR AREA: 186 sq. m / 2004 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

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