





**BUS STOP**  
FARE STAGE No 36



# 15 COPLEY GLEN

COPLEY | HX3 0UB

Welcome to this charming four-bedroom mid-terraced house, perfectly situated on Copley Glen in the heart of Copley Village. Boasting stunning views across the canal and over to North Dean woods, this property offers a blend of modern living and serene countryside vistas.

Ideal for families this property is close to excellent local schools and features include a modern dining kitchen, converted loft bedroom, and a south-facing garden with decking and outdoor bar.

This property offers a unique opportunity to enjoy a tranquil rural lifestyle with the convenience of modern amenities and excellent commuter links to Leeds, Manchester, and London. Viewing is highly recommended to fully appreciate all that this delightful home has to offer.



## GROUND FLOOR

Entrance Vestibule

Living Room

Dining Kitchen

## FIRST FLOOR

Bedroom 1

Bedroom 2

Bedroom 3

House Bathroom

## SECOND FLOOR

Bedroom 4

COUNCIL TAX

B

EPC RATING

D

### INTERNAL

As you enter the property, you are greeted by a welcoming entrance hall. The spacious living room at the front of the house is perfect for relaxing and entertaining. To the rear, the dining kitchen is the heart of the home, featuring modern fittings and integrated appliances. Double doors lead out to the rear garden, providing seamless indoor-outdoor living and picturesque views of the canal.

The first-floor accommodation comprises two generous double bedrooms, each offering ample space and natural light. There is also a third single bedroom, presently utilised as an office. The house bathroom is fully-tiled and features a contemporary P-shaped bath with a shower over, basin inset to a vanity unit, and a WC.

Stairs lead from the first floor to the converted loft bedroom, a spacious and bright area with Velux windows that flood the room with light. This room also benefits from clever storage solutions that utilise the eaves, making it a versatile and practical space.

### EXTERNAL

Externally, the property boasts a single off-road parking space, single garage and a front garden. The south-facing rear garden is a true highlight, featuring multiple tiers of decking and patio areas. An outside bar and seating area provide an elevated position over the canal, perfect for al fresco dining and entertaining while enjoying the beautiful views.

### LOCATION

This property is ideally located for families, with excellent local schools nearby. Copley Junior and Infant School is within easy walking distance, and the highly regarded Crossley Heath Grammar School is just a over a mile away, both highly regarded for their academic performance and community spirit.

Copley benefits from cricket and rugby clubs with teams for all ages, the village itself also boasts a pub, gym and dentist.

### COMMUTER LINKS

For commuters, the location offers superb connectivity. The M62 motorway (Junction 24) is easily accessible, providing convenient routes to both Leeds and Manchester. Sowerby Bridge train station a little more than a mile away, offering direct links to Halifax and beyond, including regular services to London.

### SERVICES

All mains services. Gas central heating with boiler located in kitchen.

### TENURE

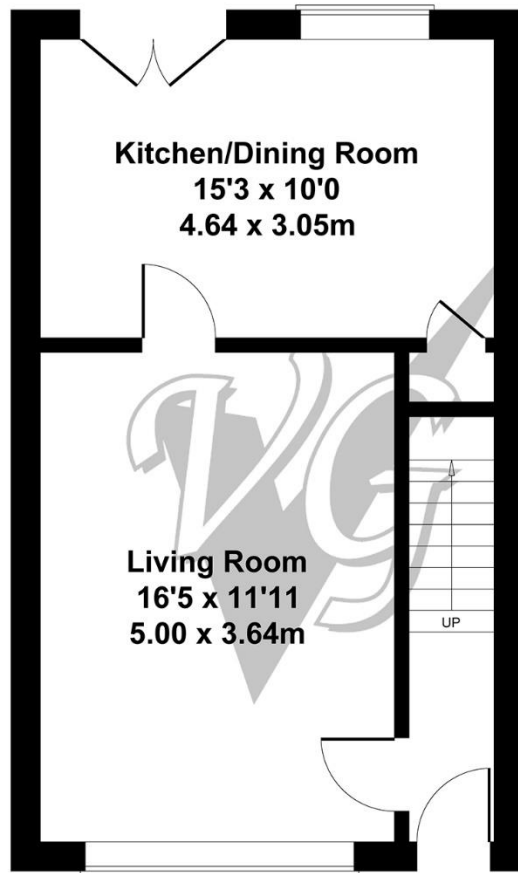
Freehold.

### DIRECTIONS

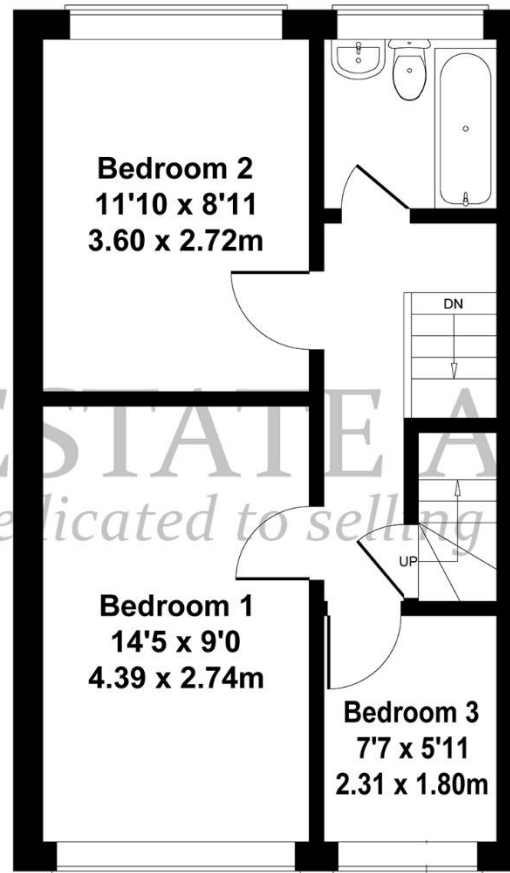
From Ripponden take the (A58) Halifax Road to Sowerby Bridge and proceed through the town. At the second set of traffic lights (in front of Donaldson Vets) turn right into Wakefield Road. Proceed past the Lloyds Banking Group centre and turn right into Copley Glen just before the traffic lights and Volunteer Arms, follow the road round to the left and number 15 is on the right hand side, indicated by our For Sale board.



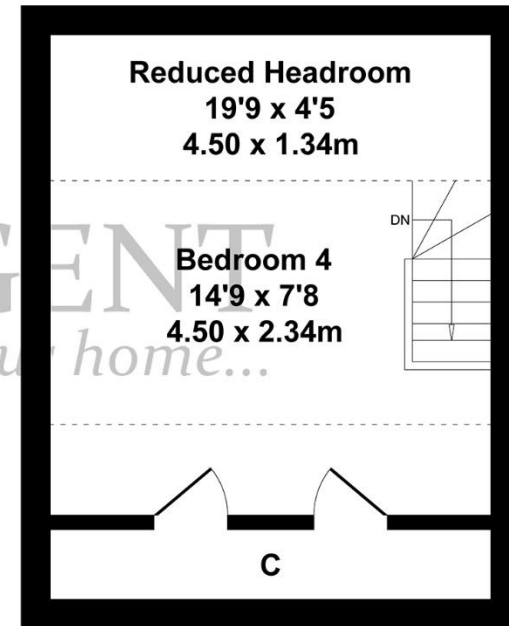
Approximate Gross Internal Area  
1097 sq ft - 102 sq m



**GROUND FLOOR**



**FIRST FLOOR**



**LOFT**





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**MONEY LAUNDERING REGULATIONS**

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.