

Copley Hall Terrace, Halifax, HX3 0TS

£230,000

Edkins & Holmes
ESTATE AGENTS

A deceptively spacious and characterful stone-built period home, offering versatile accommodation arranged over four floors and enjoying a pleasant position within the popular village of Copley.

The property combines generous proportions with a number of attractive features, including exposed stonework, solid wood flooring and a feature fireplace, alongside modern additions such as bi-fold doors opening from the lounge onto a rear balcony.

The ground floor comprises a well-equipped dining kitchen and a spacious lounge, while the lower ground floor provides excellent additional living space with a versatile room currently used as a cinema room, together with a utility/cloakroom. French doors from this level provide access to the rear.

To the first floor are two double bedrooms and a stylish four-piece house bathroom incorporating a Jacuzzi bath and separate walk-in shower. The second floor provides a further versatile attic room with its own en-suite shower room and useful eaves storage.

Externally, there is an attractive Indian stone patio garden to the front, while the rear balcony provides additional outdoor seating space. On-street parking is available to both the front and rear.

Copley is a well-regarded and convenient location, offering good access to Halifax, surrounding villages and the M62 motorway network, making this an excellent choice for those requiring generous and flexible living accommodation with excellent commuter links.







Ground Floor:

Entrance Vestibule
Composite door to front elevation.

Lounge 16'10" x 14'6" (5.133 x 4.431)
Solid wood floor. Designer radiator. Aluminium bi-fold doors to balcony.

Dining Kitchen 14'6" x 14'5" (4.427 x 4.418)
Fitted kitchen with wall and base units. Composite one bowl sink. Neff Electric eye level oven. Neff five ring induction hob. Extractor hood. Integrated Bosch dishwasher. Integrated Zanussi fridge / freezer. Designer radiator. Door to lower ground floor. UPVC triple glazed window to front elevation.

Lower Ground Floor:

Hall
Radiator.

Cloakroom
Wash hand basin. Low flush W.C. Plumbing for washing machine. Storage. Access to cellar.

Bedroom Three 17'0" max x 14'1" (5.207 max x 4.307)
Feature fireplace. Stainless steel sink. Built in storage housing boiler. Designer radiator. UPVC double glazed French doors to rear elevation.

First Floor:

Landing
Stairs from Dining Kitchen.

Bedroom One 11'3" x 11'9" (3.441 x 3.602)
Built in wardrobes. Designer radiator. UPVC triple glazed window to front elevation.

Bedroom Two 17'10" x 7'8" (5.452 x 2.338)
Radiator. UPVC double glazed window to rear elevation.

Bathroom
Wash hand basin. Low flush W.C. Jacuzzi bath with mixer taps. Separate double shower cubicle. Partially tiled. Designer radiator. UPVC double glazed window to rear elevation.

Second Floor:

Attic Room
Undereaves storage. Radiator. Two skylights.

En-Suite
Wash hand basin. Low flush W.C. Shower cubicle. Fully tiled. Chrome towel radiator. Velux.

Front Garden
Enclosed patio garden.

Rear Garden
EV charging point.

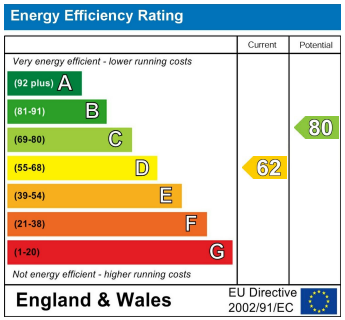
Other Information:
EV charger, alarm and CCTV available by separate negotiation.

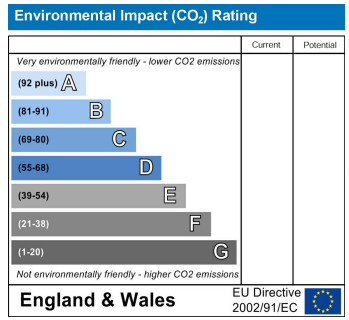
Council Tax Band
C

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:
hiding.honest.lifts

Disclaimer
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We are not a member of a client money protection scheme.









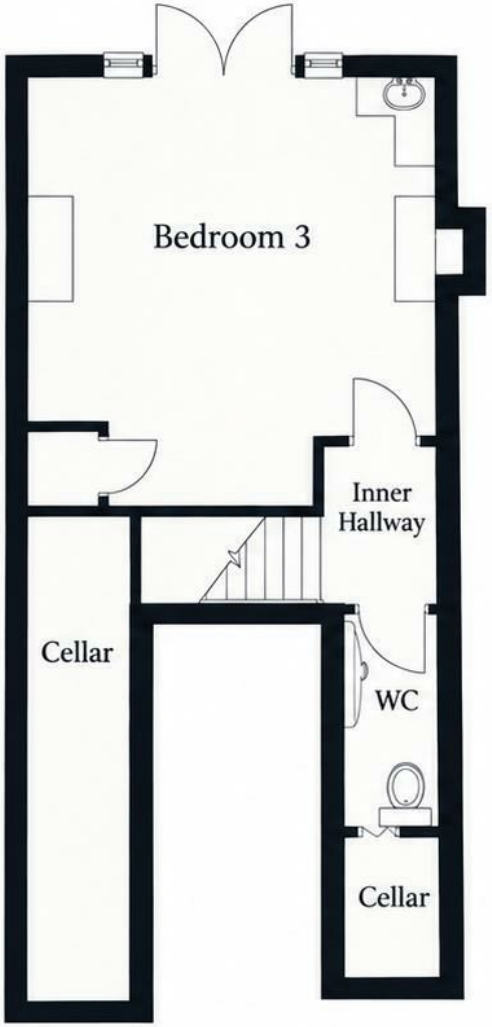








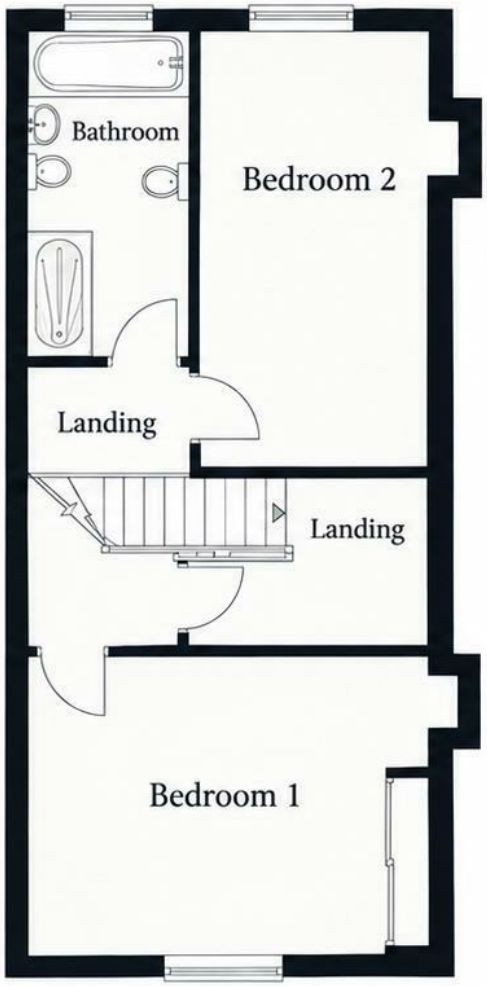
Lower Ground Floor



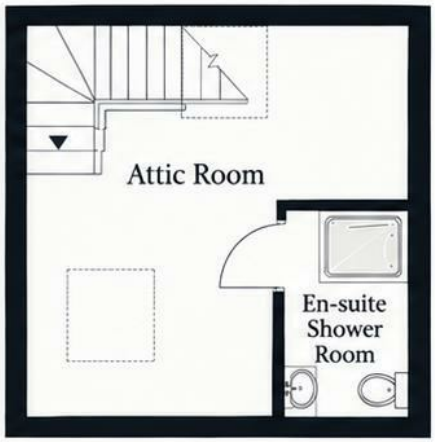
Ground Floor



First Floor



Second Floor



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