

## 31 Calder Terrace, Copley, Halifax, HX3 0UQ

Offers Over £285,000

- : Highly Desirable Village Location
- : Attractive Accommodation
- : Gardens
- : Close To Outstanding Schools
- : Realistically Priced

- : Spacious Grade 11 Listed Cottage
- : Period Features
- : 3 Good Sized bedrooms
- : Easy Access to Halifax, Skircoat Green, & Sowerby Bridge
- : Viewing Essential

# 31 Calder Terrace, Halifax HX3 0UQ

Located in the charming village of Copley, Halifax, this delightful cottage offers a perfect blend of comfort and character. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space for guests or a home office. The inviting reception room serves as a warm and welcoming space, perfect for relaxation or entertaining friends and family.

The property exudes a quaint charm, typical of traditional cottages, while also providing the modern amenities necessary for contemporary living.

Copley Village is a picturesque location, yet provides excellent access to Halifax, Sowerby Bridge and the Trans Pennine Road and rail network linking Manchester & Leeds. The area boasts a friendly community atmosphere, with local shops, parks, and outstanding schools within easy reach, enhancing the appeal for families and individuals alike.

This cottage is not just a house; it is a home filled with potential and warmth. Whether you are looking to settle down or invest in a property with character, this charming cottage in Copley Village is ideal.



Council Tax Band: C



## LOUNGE

13'11" x 15'5"

A stunning reception room with period charm, enhanced by a stone inglenook fireplace housing a multi-fuel stove, exposed stonework, and beamed ceiling. Double glazed mullioned windows to the front elevation provide a lovely garden outlook. Further features include a wooden floor, TV point, radiator, and cornicing.

From the Lounge door opens to the

## DINING KITCHEN

13'11" x 15'3"

Fitted with a range of modern wall and base units with solid wood work surfaces, including a stainless steel single drainer 1.5 bowl sink unit with mixer tap, plumbing for a dishwasher and a Welsh dresser (negotiable). The room features a freestanding handmade solid wood workstation (negotiable), and a multi-fuel stove included set within another charming stone inglenook fireplace. The charm and character of this room is enhanced by the beamed ceiling and mullioned windows. Rear entrance door opens to the rear garden.

From the dining kitchen a door opens to the

## UTILITY ROOM

10'10" x 4'10"

The utility room has plumbing for an automatic washing machine and space for tumble dryer. This room also houses the Baxi combination boiler, and has a double glazed window to rear elevation and provides useful storage.

From the dining kitchen door opens to the

## DOUBLE CELLAR

Accessed from the dining kitchen via stone steps, this double cellar provides superb storage and has the benefit of power and lighting.

From the Lounge door opens to the

## STUDY AREA

4'11" x 10'0"

An ideal home office with double glazed window to the front elevation, exposed stonework, fitted computer desk, wooden flooring, and built-in cupboard space.

From the study stairs with fitted carpet lead to the

## LANDING

Stairs with fitted carpet lead to a spacious landing, with access to an insulated loft, carpeted flooring, and double radiator.

From the landing door opens to the

## FAMILY BATHROOM

This spacious bathroom is fitted with a modern four-piece white suite comprising: pedestal wash basin, low flush W/C, freestanding roll top bath with mixer shower tap, and walk-in shower cubicle with rainfall and handheld shower units. Tiled walls around the shower, complementing colour scheme to the remaining walls, and a matching tiled floor. UPVC double glazed mullioned window to rear elevation and modern heated towel rail/radiator.

From the landing door opens to

## BEDROOM TWO

12'3" x 14'11"

This spacious double bedroom has mullioned windows to rear elevation with double glazed units, modern radiator, and a fitted carpet.

From the landing door opens to

## BEDROOM ONE

15'3" x 12'0"

A charming and spacious double bedroom featuring a crossbeam, small stone inglenook fireplace to chimney breast, and mullioned double glazed windows to front elevation. Radiator and a fitted carpet.

From the landing door opens to

## BEDROOM THREE

7'1" x 11'11"

With built-in raised cabin bed, crossbeam, mullioned double glazed window to front elevation, radiator, and a fitted carpet.

## GENERAL

: Tenure: Freehold  
: Council Tax Band: C  
: Services: Mains gas, water, and electricity  
: Heating: Gas central heating  
: Windows: Double glazed throughout

## EXTERNAL

the property enjoys a south-facing front garden with mature plants and shrubs, and access to the front entrance door.

To the rear, there is a further enclosed garden with artificial lawn, raised flower bed, patio area, flagged path, external water supply, and access to the rear entrance door.



### Directions

SAT NAV HX3 0UG

### Viewings

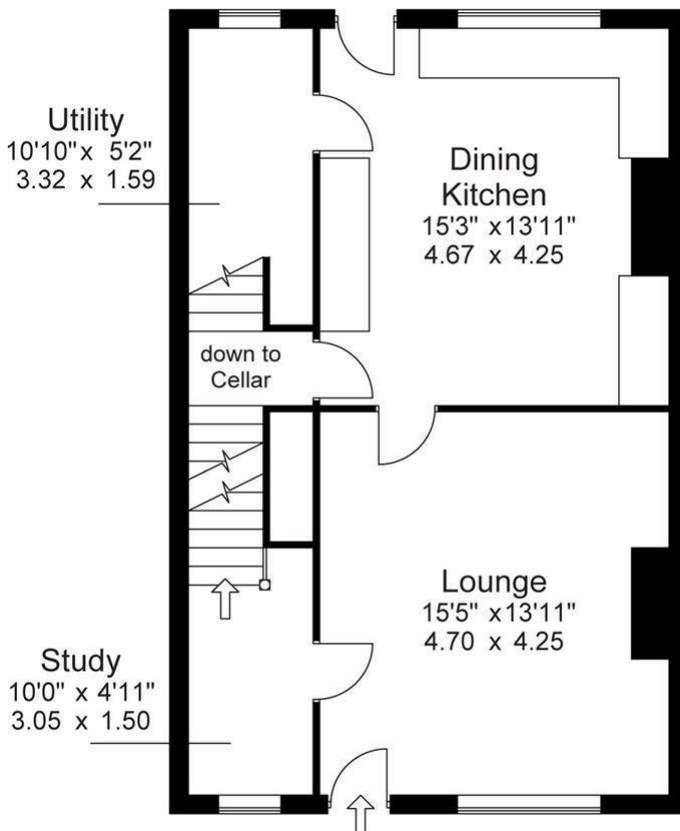
Viewings by arrangement only. Call 01422 349222 to make an appointment.

### EPC Rating:

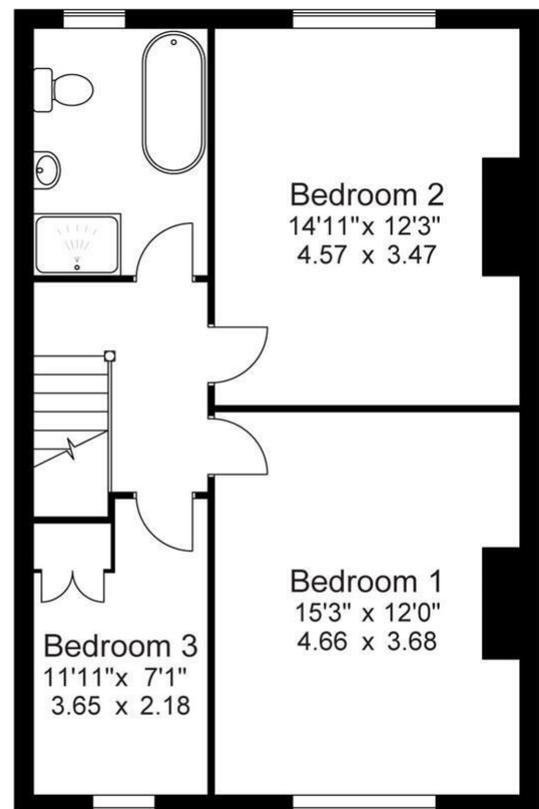
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approx Gross Floor Area = 1201 Sq. Feet  
= 111.6 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.