

Charnock Bates



# • Sedis House • Copley Lane

## Halifax

A SPACIOUS THREE/FOUR BEDROOM HOME WITH VERSATILE LIVING ACCOMMODATION AND LEAFY VIEWS

This beautifully presented stone-built home offers spacious accommodation arranged over three floors, with up to four bedrooms. Finished to a high standard throughout and benefitting from underfloor heating throughout, the property combines contemporary styling with versatile living spaces ideally suited to modern family life.

Particularly appealing is the substantial ground floor reception room, currently utilised as a games room but offering excellent potential for use as a self-contained annexe, home office, studio, or additional family living space. Externally, the property enjoys generous off-street parking and a tiered rear garden.

Located within the highly regarded residential area of Lower Skircoat Green, the property is ideally positioned for access to Halifax, Sowerby Bridge, excellent schools, local amenities, and commuter links.

### GROUND FLOOR

#### ENTRANCE HALL

Accessed via a uPVC glazed entrance door, the welcoming entrance hall features a staircase rising to the upper floors.

#### GAMES ROOM / POTENTIAL ANNEXE LIVING ROOM

A substantial and highly versatile reception room currently utilised as a games room. With bi-folding doors opening to the front elevation, the space enjoys excellent natural light and offers exciting potential for conversion into a self-contained annexe, subject to any necessary consents. Equally suited as a family room, home office, gymnasium, or guest accommodation.

#### SHOWER ROOM

Conveniently positioned adjacent to the games room, the shower room is

fitted with a walk-in rainfall shower, low-flush WC, and vanity wash hand basin. Fully tiled walls and flooring create a sleek contemporary finish, while underfloor heating provides additional comfort.

#### STORAGE CUPBOARD

A useful built-in storage cupboard houses the hot water cylinder and provides practical storage space.

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### FIRST FLOOR

#### DINING KITCHEN

Forming the heart of the home, the dining kitchen is stylishly appointed with a range of white high-gloss cabinetry complemented by solid oak work surfaces and attractive mosaic splashbacks. A central breakfast island incorporates a one-and-a-half bowl sink with flexi-hose mixer tap, whilst integrated appliances include an electric oven, microwave, induction hob, and fridge freezer. Tiled flooring, plinth lighting, and a sliding door opening onto a Juliet balcony complete this impressive space.

#### SNUG/FOURTH BEDROOM

Positioned adjacent to the kitchen, the snug provides a comfortable and versatile reception room ideal for relaxing or informal entertaining. It's also perfect for use as a fourth bedroom. Inset spotlighting and a sliding patio door enhance the bright and welcoming atmosphere.

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### SECOND FLOOR

#### PRINCIPAL BEDROOM SUITE

Occupying a prominent position on the upper floor, the principal bedroom is a generous double room featuring timber-effect tiled flooring and a sliding door opening onto a Juliet balcony, creating a light and airy



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