

# MARSH & MARSH PROPERTIES

13 Copley Glen, Copley, Halifax, HX3 0UB

£260,000



Growing families, professional couples or anyone looking for that special something will find this property of particular interest. Situated in the sought after Copley village, overlooking the picturesque Calder and Hebble Navigation canal, with views of the Calder valley beyond, this house has a fantastic location. From the moment you arrive you will immediately notice the well-presented nature of this three bedrooomed 1970's style, end of terrace, property. To the front is ample parking space for two cars, with a secure bike garage to the end of one of the drives. To the rear is a south facing, dual-tier garden, all low maintenance, with patio seating and decked areas offering access to the stunning views to the rear creating the perfect place to sit back and relax.

As you step inside you will continue to be impressed as you will notice the care and attention to detail in the immaculate presentation of the property throughout, therefore, creating the opportunity for any prospective buyer to move in with little to no work required. Its warm feeling throughout is enhanced by the ample natural light provided by the large uPVC double glazed windows in all rooms. With its spacious and cosy living room, well-presented dining room, modern and stylish kitchen, large conservatory (benefitting from the far reaching views creating an ideal seating area), utility room, ground floor wet room, three bedrooms (two with ample space for a double bed and one utilised as the ideal work from home office space), house bathroom and large loft storage space.

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

*Tel: 01422 648 400*

*info@marshandmarsh.co.uk*

*www.marshandmarsh.co.uk*

Its sought-after Copley position benefits from a quiet location whilst being well connected to the surrounding areas, being only a short 3-minute drive from Halifax town centre. The M62 is also a quick 10 minutes' drive away providing quick access to the major cities of Leeds, Bradford and Manchester. The house benefits from being close to outstanding primary and secondary schools both within walking distance. There are excellent bus services and Halifax train station provides regular connection to the local areas in addition to the Grand Central train service.

Owing to the whole host of fantastic features on offer, with its outstanding south facing gardens with views, immaculate internal condition and private parking, all located in the sought-after Copley village, an appointment to view is essential.

From the front of the property a composite door opens into the

#### **HALLWAY**

A warm reception to the property creating a charming first impression. With a carpeted floor, central light fitting, single radiator and alarm control panel.

From the hallway a set of double wooden doors open into the

#### **LIVING ROOM**



This sizable living room has a real warm and cosy feeling from the moment you step inside creating the ideal place to sit back and relax or as a family communal space. The room is bathed in natural light owing to a large uPVC double glazed window to the front elevation. A central electric stove

style fire, on a tiled hearth and wooden mantelpiece, creates an ideal central feature for the property. With a carpeted floor, double radiator, central light fitting, cornice to ceiling and television access point.



From the living room an opening leads into the

#### **DINING ROOM**

This charming dining room is the perfect place to entertain or for a family meal, offering ample space for a dining table, currently utilised as the ideal media/gaming room, along with additional furniture. With a carpeted floor, uPVC double glazed window looking into the conservatory, cornice to ceiling and single radiator.



From the dining room a wooden door opens into the

## KITCHEN



A well laid out room that creates a well-presented and stylish kitchen. There is ample work space with granite counters to two sides of the room, all with over and under counter cupboards and drawers. The kitchen is well illuminated via a central light fitting, under cupboard lighting and skirting board spotlights, in addition to the ample natural light from the uPVC double glazed window into the conservatory. An under stairs cupboard provides ample additional storage space or is an ideal pantry. A uPVC double glazed door also

provides access directly into the conservatory. With an integrated gas hob, integrated oven, stainless steel extractor hood, vinyl tile flooring, fitted fridge/freezer and a stylish resin sink with stainless steel mixer tap.



From the kitchen a uPVC double glazed door opens into the

## CONSERVATORY



The perfect vantage point to enjoy the far reaching valley views to the rear of the property overlooking the canal. This large space offers plenty of room for a seating area creating the perfect location to sit back and relax. A uPVC double glazed door provides access to the rear garden. With a wall mounted light fitting, wood laminate floor and fitted blinds.

From the kitchen a wooden door opens into the

## UTILITY ROOM

An ideal addition to the property offering further work space; this generous utility room features laminated work surfaces to two walls all with over and under counter cupboards. With plumbing for a washing machine, space for a dryer, uPVC double glazed window to the rear elevation,

stainless steel sink, stainless steel mixer tap, central strip light and a tiled floor.



From the rear of the utility room a wooden door opens into the

#### **WET ROOM**



A beautifully presented wet room, in a modern style creating fantastic facilities for the property on the ground floor. With a quality close coupled toilet, wall mounted shower, washbasin, sensor activated ceiling inset spotlights, stainless steel towel radiator, extractor fan, vinyl flooring and mermaid board walls.

From the hallway a carpeted staircase leads up to the

#### **LANDING**

With a carpeted floor, loft access hatch, uPVC double glazed window to the side elevation, central light fitting, cornice to ceiling and an over stairs storage cupboard.

From the landing wooden doors open into

#### **BEDROOM 1**



A spacious master bedroom, offering ample space for a double bed along with additional bedroom furniture. With a uPVC double glazed window to the front elevation, central light fitting, cornice to ceiling and single radiator.

#### **BEDROOM 2**



Another generous bedroom, again offering space for a double bed along with additional furniture. With a uPVC double glazed window to the rear elevation, central light fitting, cornice to ceiling and single radiator.



### BEDROOM 3



An ideal room for a child's bedroom or guest room. The room is currently used as a work from home office space. With a uPVC double glazed window to the front elevation, central light fitting, cornice to ceiling and single radiator.

### BATHROOM



A modern house bathroom, presented with a stylish décor and making excellent use of the space on offer to create a highly functional room. With a free standing bowl style bath, close coupled toilet, pedestal washbasin, laminate flooring, tiled walls, ceiling inset spotlights, extractor fan and a frosted uPVC double glazed

window to the rear elevation.



### GARDENS



From the edge of the property is a flagged patio

area leading to an artificial lawn that creates an ideal terrace for a seating area with stunning views overlooking the valley and the canal. A set of flagged steps lead down to a decked lower terrace, with glass panel railings that create a further seating area or perfect location for a barbecue. To the edge of the terrace is a garden shed offering storage space.



#### **DRIVEWAY & GARAGE**

To the front of the property is a tarmac driveway providing private spaces for two cars. To the rear of the drive is a bike/storage garage.

#### **GENERAL**

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, fitted alarm system and gas central heating.

#### **TO VIEW**

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

#### **LOCATION**

What3words: ///lately.export.finely

Google Plus Code: M4XH+HXX Halifax

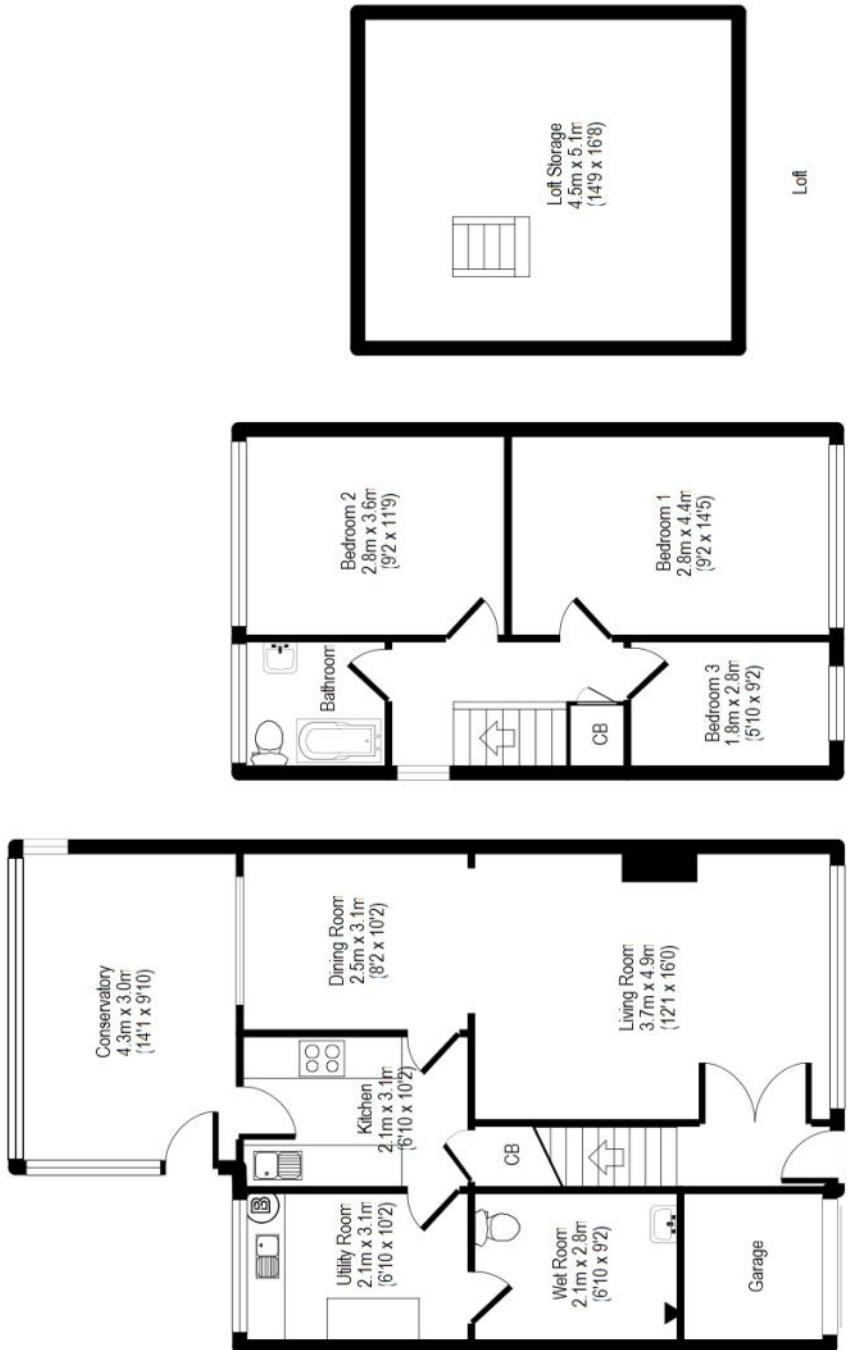
For sat nav users the postcode is: HX3 0UB

#### **MORTGAGE ADVICE**

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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 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.  
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