



## 20 Copley Glen

Copley, Halifax, HX3 0UB

Offers Around £235,000 Freehold





Situated on a sought-after cul-de-sac in Copley, this beautifully refurbished three-bedroom home is offered for sale with no onward chain.

Finished to an excellent standard throughout, the property boasts a contemporary open-plan layout, complemented by fresh neutral décor, new carpets, and quality floor coverings. The modern fitted kitchen and sleek bathroom have been thoughtfully updated to suit modern living, while three well-proportioned bedrooms provide comfortable and versatile family accommodation.

Outside, there are gardens to the front and rear, along with a dedicated off-road parking space. Conveniently located within walking distance of Copley Primary School and local amenities, this is a fantastic opportunity to purchase a move-in-ready home in a popular residential location.

#### Location

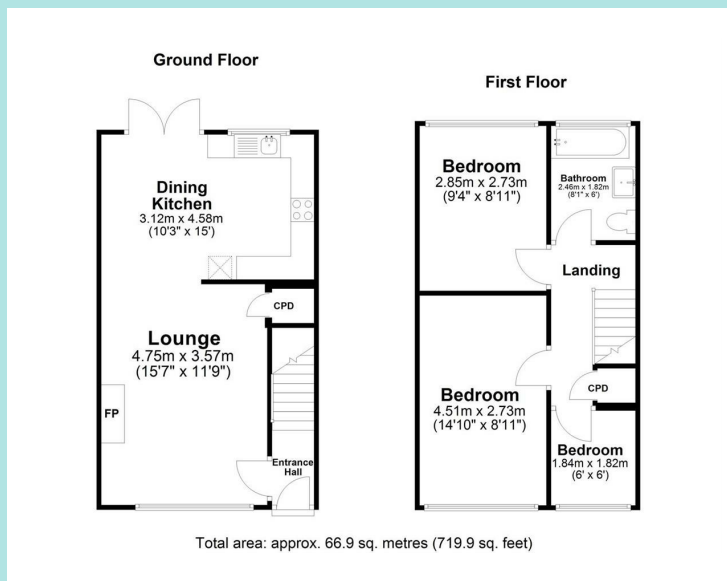
Copley Glen is a popular cul-de-sac accessed off Wakefield Road / A6026, with excellent access to Copley Primary School, and the local amenities of Copley, Halifax and Sowerby Bridge town centres, including the railway stations.

#### Accommodation

A uPVC double-glazed entrance door opens into a welcoming hallway with an open staircase rising to the first floor. The spacious lounge enjoys a large front-facing window that fills the room with natural light, along with a useful understairs storage cupboard housing the electric consumer unit. A pebble-effect gas fire set within a black marble hearth and backplate with timber surround creates an attractive focal point. The lounge flows seamlessly into the dining kitchen, which is fitted with an excellent range of shaker-style soft-close wall, base and drawer units, complete with integrated cutlery trays. Complementary wood-effect work surfaces and upstands incorporate a composite sink with mixer tap. Integrated appliances include a Zanussi four-ring electric hob with glass splashback and extractor hood above, electric oven, and slimline dishwasher, together with plumbing for a washing machine and space for a fridge freezer. The kitchen also benefits from recessed ceiling spotlights, a vertical radiator, ample space for a dining table, and French doors opening onto the rear garden.

To the first floor, the landing features a timber spindle balustrade, loft access hatch, and a useful fitted storage cupboard over the stair bulkhead. The principal bedroom is a generous double positioned to the front of the property, with a large picture window enjoying a pleasant tree-lined outlook beyond neighbouring homes. There is a single bedroom alongside, while a second double bedroom overlooks the rear garden. The accommodation is completed by a fully tiled bathroom fitted with a contemporary three-piece white suite comprising a bath with mixer tap and rainfall shower over with handheld attachment and glass screen, vanity wash basin with mixer tap and storage beneath, low-flush WC, and heated towel rail.

Externally, the front garden is mainly laid to lawn and includes a pathway to the entrance door, a small rockery, outside tap, and mature shrubs to the far boundary. The enclosed rear garden benefits from a right of way along the terrace row and features a lawn, two paved patio areas, a paved pathway, and fenced boundaries. The property benefits from an off-road parking space which is accessed via the side No. 10, where the road leads to two rows of garages.



Council tax band: B  
EPC rating: D  
Ground rent: N/A  
Service charge: N/A

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