



14 Copley Glen, Halifax, HX3 0UB

Offers In The Region Of £265,000

Offered FOR SALE with NO CHAIN Is this three bedroom extended end town house in this canal side position in the sought after area of Copley. Potential to create five bedrooms. Accommodation comprising spacious lounge, dining kitchen with sitting area, bi fold doors leading to the rear garden, utility room and downstairs shower room. Three bedrooms and family bathroom to the first floor. Externally there is a driveway and graveled area to the front with enclosed three tier garden to rear overlooking the canal with decking and hot tub areas. We are informed that there is planning permission for a dormer to the rear of the property. The property has the benefit of Upvc double glazing, gas central heating and LED lighting throughout. New wiring in kitchen/diner and bedroom one. Close to amenities, transport links and access to the M62 motorway network this is an ideal family home. Architects drawings for an extra two bedrooms, one with en-suite, structural engineers calculations and building regulations paid for. POE wiring for cctv. Viewing essential.

Ground Floor

Entrance Lobby



Upvc obscure double glazed door to front and spotlights. Lights around the lounge door frame and up the stairs. Staircase access to first floor, doors to garage and lounge;

Lounge 11'9" x 16'4" exc. bay (3.6 x 5 exc. bay)



Radiator, telephone point, cable point and Upvc double glazed bay window to front. Coving to ceiling, electric fire with decorative fireplace and lights on the floor either side. T.v. point, data point, laminate floor and door to dining kitchen;

Dining Kitchen 14'9" max x 17'0" max (4.5 max x 5.2 max)



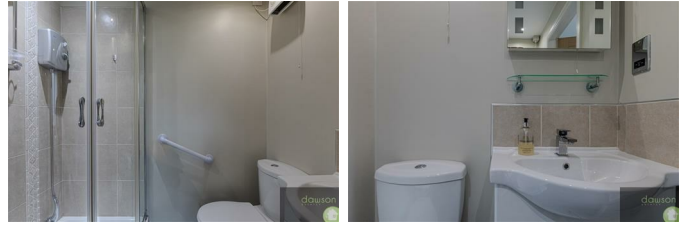
Having a range of wall and base units with laminate worktop and laminate and glass splashbacks. Electric 'Neff' oven and grill, 'Neff' microwave and 'Neff' four ring induction hob with 'ciarra' extractor hood above. Integrated dishwasher and 'Bosch' fridge/freezer. Laminate floor, plinth lighting, spotlights and under cupboard lighting. T.v. point, data point, radiator, Upvc double glazed window to rear and side. Double glazed bi-folding doors to rear and two wooden double glazed velux windows. Understairs storage housing the electric meter and data comms av and door to Utility;

Utility 6'2" x 8'0" (1.9 x 2.45)

Base unit with laminate worktop and laminate splashback. Laminate floor, plumbing for washing machine, circular sink and storage cupboard

housing the wall mounted 'BAXI' combi boiler and fusebox. Two radiators and Upvc obscure double glazed window to rear. Door to shower room;

Shower Room 4'3" x 6'2" (1.3 x 1.9)



Three piece suite comprising low flush w.c. sink with vanity unit and tiled splashback and corner shower cubicle with 'Triton' electric shower. Chrome heated towel radiator, part tiled walls and grab rail. Electric heater, spotlights and extractor fan. Electric shaver point, laminate floor and illuminated mirror.

Garage 7'2" x 10'9" (2.2 x 3.3)

Up and over door. Having power and light. Cannot be used to park a car as not big enough. For storage. Drawings and regulations for a fifth bedroom.

First Floor

Landing



Poe wifi access point socket, spotlights, radiator and Upvc double glazed window to side. Staircase access to loft and doors to bathroom and bedrooms;

Bedroom One 9'0" x 14'5" (2.75 x 4.4)



Double bedroom with radiator, t.v. point, data point and Upvc double glazed window to front.

Bedroom Two 9'0" x 11'9" (2.75 x 3.6)



Double bedroom with laminate floor, radiator and Upvc double glazed window to rear. Spotlights, lights in the floor, data point and t.v. point.

Bedroom Three 6'0" x 8'10" (1.85 x 2.7)



Single bedroom with radiator and Upvc double glazed window to front. T.v. point and data point.

Bathroom 5'10" x 6'6" (1.8 x 2)



Three piece suite comprising low flush w.c. sink with vanity unit and waterfall tap and bath with waterfall tap. Spotlights, part tiled walls, tiled floor, heated towel radiator and Upvc obscure double glazed window to rear. Extractor fan.

Second Floor

Loft

Wooden double glazed velux window. Drawings for fourth bedroom and en-suite.

External



Pebbled garden provides off road parking to the front for two cars. Outside tap, outside socket, external lights and two security lights. Tow security lights to side of garage and tiered garden to the rear

with patio and decked area. External lights and security light. Gas meter and under drawing providing storage.

Parking

Off road parking to front

Tenure

We have been advised by the vendor that the property is freehold.

Energy Rating

TBC

Council Tax Band

B

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

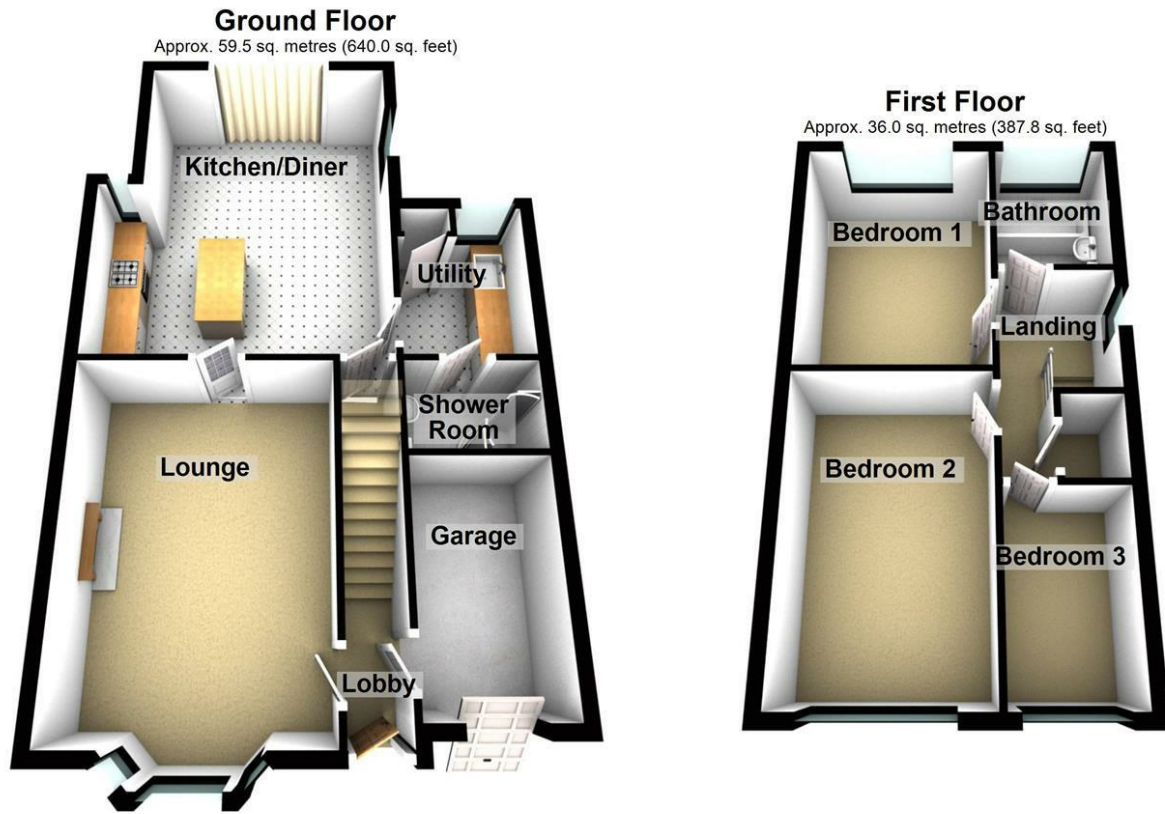
Boundaries & Ownerships

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Floor Plan



Total area: approx. 95.5 sq. metres (1027.8 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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