



2 Copperas Row Rochdale Road, Halifax, HX4 8PN

Offers Over £230,000

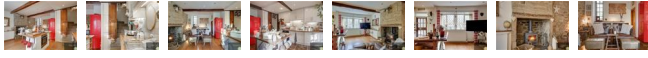
Offered FOR SALE is this TWO bedroom COTTAGE with character features and a large garden to the rear. Accommodation comprises; Entrance porch, lounge/kitchen, rear porch. Vaulted cellar. To the first floor; landing, two bedrooms and shower room. Parking to front and garden to rear. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Entrance Porch 2'3" x 4'7" (0.7 x 1.4)

Upvc double glazed stained glass door and Upvc double glazed leaded effect windows. Tiled floor and door to lounge/kitchen;

Lounge/Kitchen



Part wood and part stone flagged floor. The kitchen has a range of wall and base units with laminate worktop and tiled splashbacks. Plumbing for washing machine, stainless steel sink and drainer, electric oven and electric hob. Space for fridge/freezer. Upvc double glazed leaded effect window to front, radiator and multi fuel cast iron stove with stone flagged base and stone surround. Gas meter, electric meter, fusebox and stop tap. Exposed beams, exposed stone wall, telephone point and t.v. aerial lead. Door to staircase access to lower ground floor and upper ground floor and door to rear porch;

Rear Porch

Upvc double glazed door and Upvc double glazed leaded effect windows. Tiled floor and exposed stone wall.

Lower Ground Floor

Cellar



Vaulted cellar with radiator and vented for dryer.

First Floor

Landing



Wood paneled ceiling, dado rail and loft hatch.

Storage cupboard and doors to shower room and bedrooms;

Bedroom One



Double bedroom with radiator and Upvc double glazed leaded effect window to front.

Bedroom Two



Double bedroom with radiator, laminate floor and Upvc double glazed leaded effect window to rear.

Shower Room



Three piece suite comprising low flush w.c. sink with vanity unit and double shower cubicle with mains waterfall and mixer shower. Laminate floor, chrome heated towel radiator and storage cupboard. Upvc obscure double glazed leaded effect window to rear and 'Vokera' combi boiler.

External



To the rear is a large enclosed garden with lawn, pebbled area and patio. Pond, summer house and further lawn with soil borders having various shrubs, bushes and trees. Wood store, outside tap and external light.

Parking

Parking for two cars at the front.

Tenure

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

Energy Rating

D

Council Tax Band

A

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.

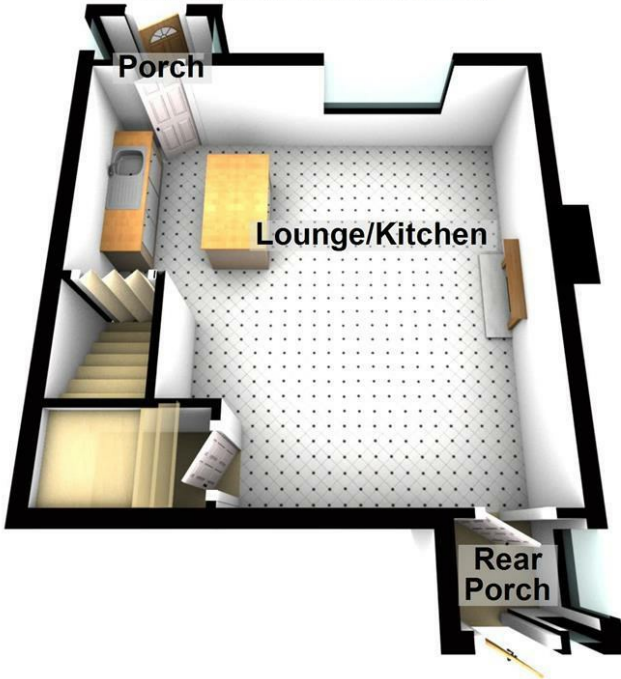
Mortgages

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

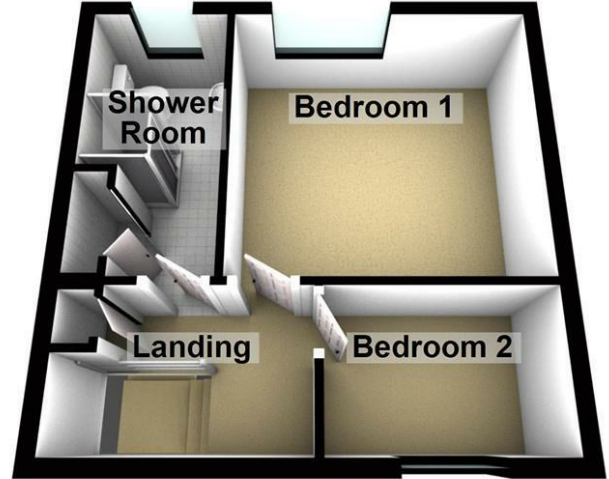
Ground Floor

Approx. 32.2 sq. metres (346.5 sq. feet)



First Floor

Approx. 29.7 sq. metres (319.7 sq. feet)



Total area: approx. 61.9 sq. metres (666.1 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(69-80) C		67	
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.