



## Sedis House Copley Lane, Halifax, HX3 0TJ

**Offers Over £650,000**

Offered FOR SALE is this SUBSTANTIAL FIVE BEDROOM detached property in the sought after area of Lower Skircoat. Accommodation comprises; Two entrance lobbys, inner hall, garden room/bedroom, gym, utility, studio flat and en-suite shower room. To the first floor; two landings, cloaks/w.c. boiler room, lounge, breakfast kitchen, t.v. room and dining kitchen. To the second floor; two landings, four double bedrooms, two with en-suite shower rooms, single bedroom, study and two bathrooms. The property has plenty of off road parking to the front and gardens to the rear. Benefitting from Upvc double glazing, underfloor heating, security alarm system and mains wired smoke alarms. Close to the amenities of Skircoat Green, transport links and access to the M62 motorway network. Superb family home. Viewing essential.

## Ground Floor

### Entrance Lobby

Tiled floor, alarm control panel, two fuseboxes and Upvc obscure double glazed door to front. Staircase access to first floor and door to inner hall;

### Inner Hall 4'3" x 6'6" (1.3 x 2)

Upvc double glazed window to front, tiled floor and spotlights. Door to garden room/bedroom and gym;

### Gym 12'9" max x 21'1" max (3.9 max x 6.45 max)

Currently used for storage. Tiled floor, room stat and spotlights. Door to utility;

### Utility 5'6" x 6'6" (1.7 x 2)

Tiled floor, plumbing for washing machine, chrome heated towel radiator and underfloor heating manifold.

### Garden Room/Bedroom



Tiled floor, spotlights and Upvc double glazed sliding patio doors to front.

## First Floor

### Landing



Upvc double glazed window to side, alarm control panel and staircase access to second floor. Doors to breakfast kitchen, lounge and cloaks/w.c.;

### Cloaks/w.c. 2'11" x 6'0" (0.9 x 1.85)

Two piece suite comprising low flush w.c. and sink with vanity unit. Upvc obscure double glazed window to front, extractor fan and tiled floor.

### Lounge 11'7" x 18'8" (3.55 x 5.7)



Upvc double glazed window and sliding patio doors with juliet balcony to front. Room stat, t.v. point and wall lights.

### Breakfast Kitchen 8'6" max x 24'7" max (2.6 max x 7.5 max)



Having a range of wall and base units with solid oak worktops and tiled splashbacks. Plumbing for washing machine, 'Beko' electric oven and grill, 'Beko' microwave and integrated fridge/freezer. 'Beko' four ring induction hob with extractor hood above. Room stat, part tiled floor and t.v. point. Upvc double glazed window and sliding patio doors to rear. Opening to T.v. room.

## Second Floor

### Landing

Loft hatch (loft is fully boarded and has power and light). Upvc double glazed window to side and doors to bathroom and bedrooms;

### Bedroom One 11'9" x 14'1" (3.6 x 4.3)



Double bedroom with solid wood floor, room stat and Upvc double glazed sliding patio doors to front with juliet balcony.

### En-suite Shower Room 6'2" x 6'10" (1.9 x 2.1)



Three piece suite comprising low flush w.c. sink with vanity unit and corner shower cubicle with mains shower. Extractor fan, tiled floor and Upvc obscure double glazed window to rear.

### Bedroom Three 10'5" max x 12'11" max (3.2 max x 3.95 max)



Double bedroom with Upvc double glazed window to front, cupboard housing the underfloor heating manifold, room stat and t.v. point.

### Study 6'2" x 8'10" (1.9 x 2.7)

Upvc double glazed window to rear, t.v. point and room stat.

### Bathroom 6'4" x 8'6" (1.95 x 2.6)



Three piece suite comprising low flush w.c. pedestal wash basin with waterfall tap and bath with glass shower screen and mains shower. Part tiled walls, tiled floor, extractor fan and Upvc obscure double glazed window to rear.

### Ground Floor

#### Entrance Lobby

Upvc obscure double glazed door, engineered flooring, two fuseboxes and stop tap. Alarm control panel, staircase access to first floor and door to studio flat;

### Studio Flat 18'2" x 20'8" (5.55 x 6.3)



Engineered flooring, room stat, spotlights and bi-fold double glazed doors to front. Door to en-suite shower room;

### En-suite Shower Room 6'6" max x 12'11" max (2 max x 3.95 max)

Three piece suite comprising low flush w.c. sink with vanity unit and walk in shower with mains waterfall and mixer shower. Spotlights, tiled floor and part tiled walls. Room stat and storage cupboard housing the hot water cylinder and manifold for the underfloor heating.

### First Floor

#### Landing

Upvc obscure double glazed window to side, alarm control panel. Staircase access to second floor and doors to T.v. room, dining kitchen and boiler room;

#### Boiler Room

Housing the 'ideal' condensing combi boiler. Tiled floor and Upvc obscure double glazed window to front.

## Dining Kitchen



Having a range of wall and base units with solid wood worktop and tiled splashbacks. 'Bosch' electric oven and grill, five ring 'Ariston' ceramic hob with extractor hood above. Integrated fridge/freezer, dishwasher and microwave. 'Reginox' composite one and a half sink and drainer with hose tap. Tiled floor, Upvc double glazed window and sliding patio doors to front with juliet balcony. Plinth lighting, spotlights, t.v. point and room stat.

## T.v. Room



Part tiled floor, room stat, t.v. point and spotlights. Upvc double glazed window and sliding patio doors to rear.

## Second Floor

### Landing

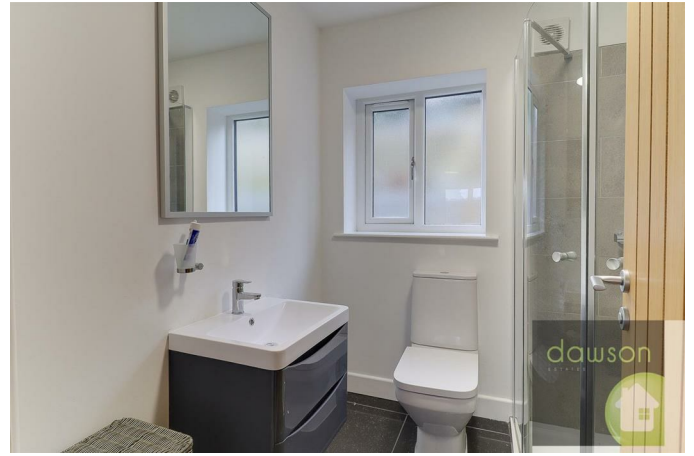
Loft hatch (fully boarded with power and light). Upvc double glazed window to side and doors to bathroom and bedrooms;

### Bedroom Two



Double bedroom with t.v. point, room stat and Upvc double glazed patio doors with juliet balcony to front. Door to en-suite shower room;

## En-suite Shower Room



Three piece suite comprising low flush w.c. sin kwith vanity unit and corner shower cubicle with mains waterfall and mixer shower. Part tiled walls, tiled floor and extractor fan. Upvc obscure double glazed window to rear.

## Bedroom Four

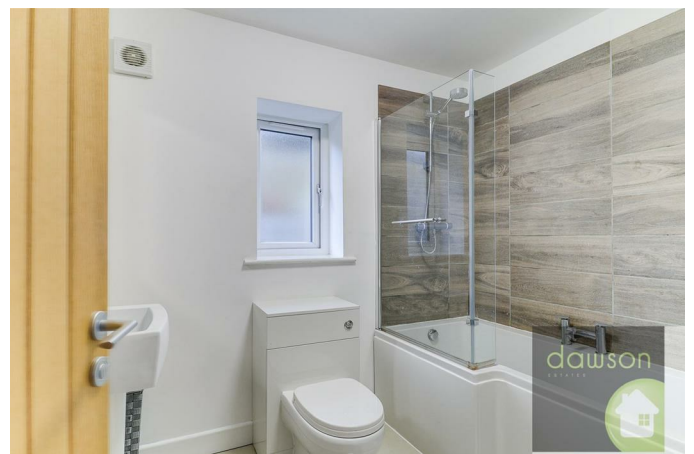


Double bedroom with room stat, t.v. point and manifold for underfloor heating. Upvc double glazed window to front.

## Bedroom Five

Single bedroom with room stat and Upvc double glazed window to rear.

## Bathroom



Three piece suite comprising low flush w.c. pedestal wash basin with waterfall tap and 'p' shaped bath with glass shower screen and mains shower. Tiled floor, part tiled walls, extractor fan and Upvc obscure double glazed window to rear.

## External



To the front is off road parking for five cars. External lights. To the rear is a raised flower bed and herb garden. Seating areas and composite decked areas. BBQ area and lawn. Outside tap and external lights. Gas and electric meter and outside tap to side.

## Parking

Off road parking to the front for five cars

## Tenure

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

## Water

Water meter

## Energy Rating

TBC

## Council Tax Band

G

## 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.

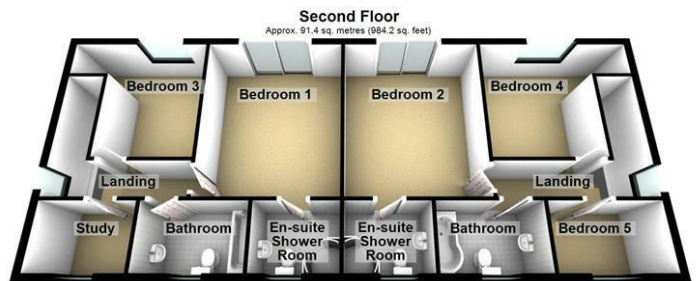
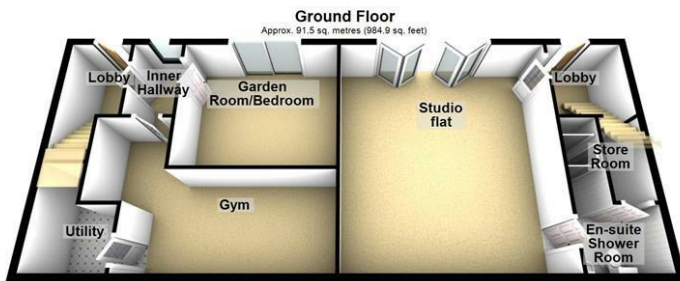
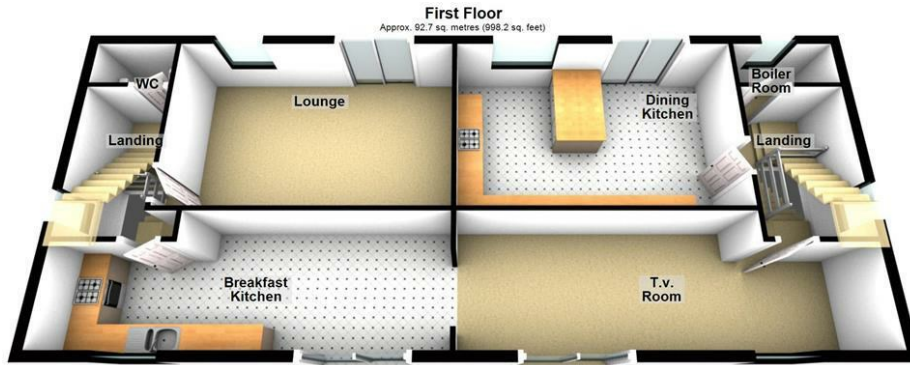
## Boundaries & Ownerships

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

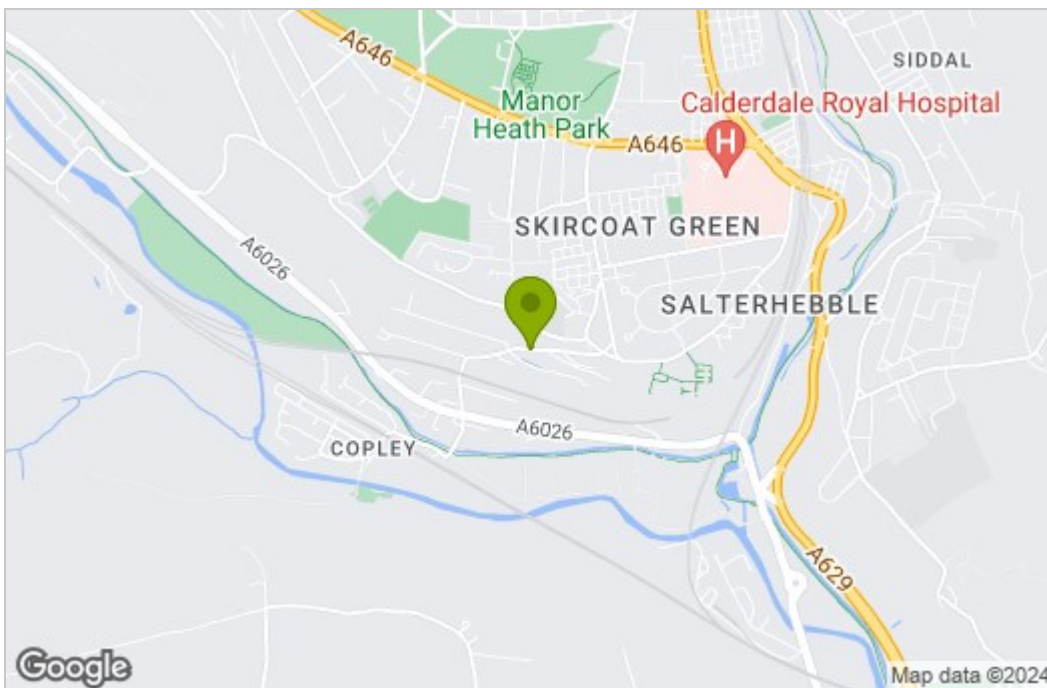
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## Floor Plan



Total area: approx. 275.7 sq. metres (2967.3 sq. feet)

## Area Map



## Energy Efficiency Graph

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