



20 Copley Glen, Halifax, HX3 0UB

£210,000

Offered FOR SALE with NO CHAIN is this THREE bedroom mid town house in the sought after Copley area. Accommodation comprises; Entrance hallway, lounge/diner and kitchen. To the first floor; landing, three bedrooms and modern bathroom. Gardens front and rear and parking space by the garages. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Ideal family home. Viewing essential.

Ground Floor

Entrance Hallway

Upvc obscure double glazed door to front, radiator and staircase access to first floor. Door to lounge/diner;

Lounge/Diner 11'7" max x 25'7" max (3.55 max x 7.8 max)



Two radiators, two telephone points and cable point. Upvc double glazed window to front and Upvc double glazed French doors to rear. Covings to ceiling, electric fire with marble effect surround and wooden fireplace. Understairs cupboard housing the electric meter and fusebox. Door to kitchen;

Kitchen 6'8" x 10'2" (2.05 x 3.1)



Having a range of wall and base units with laminate worktop and splashback. Electric 'Hotpoint' oven, 'Bosch' electric hob with stainless steel splashback and extractor hood above. Stainless steel sink and drainer, integrated washing machine, dishwasher and freezer and space for under counter fridge. Upvc double glazed door and window to rear, spotlights, stop tap and laminate floor.

First Floor

Landing

Loft hatch with drop down ladder (loft is part boarded with power and light and houses the combi boiler). Room stat, storage cupboard and doors to bathroom and bedrooms;

Bedroom One 8'10" x 14'7" (2.7 x 4.45)



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

Bedroom Two 8'10" x 11'7" (2.7 x 3.55)



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

Bedroom Three 6'0" x 8'6" (1.85 x 2.6)



Single bedroom with Upvc double glazed window to front.

Bathroom 5'8" x 6'10" (1.75 x 2.1)



Modern three piece suite comprising low flush w.c. sink with vanity unit and bath with glass shower screen and mains waterfall and mixer shower. Fully tiled walls and floor and Upvc obscure double glazed window to rear.

External



To the front is a lawn and patio garden. Outside tap. To the rear is a lawn and patio garden with path to the rear door. Gas meter.

Parking

Parking space where the garage was and on street parking

Tenure

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

Water

Water meter

Energy Rating

D

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.

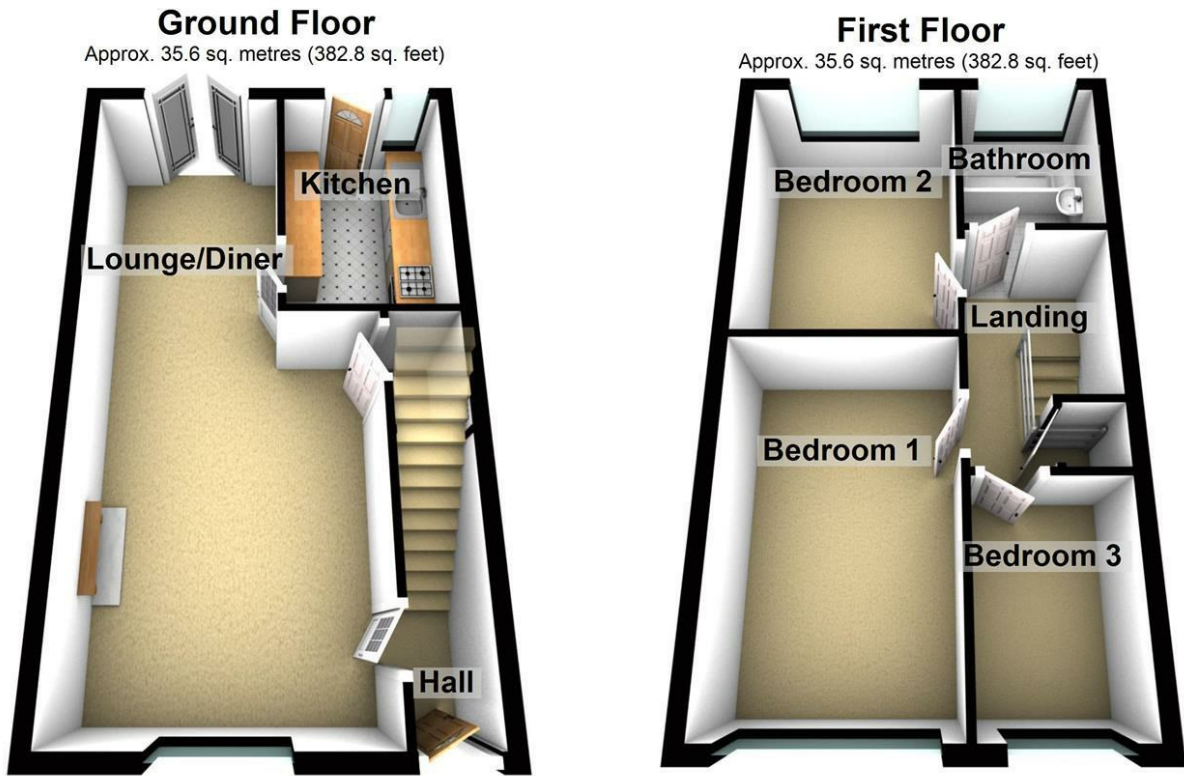
Boundaries & Ownerships

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. 71.1 sq. metres (765.6 sq. feet)

Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 64 | |
| (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.