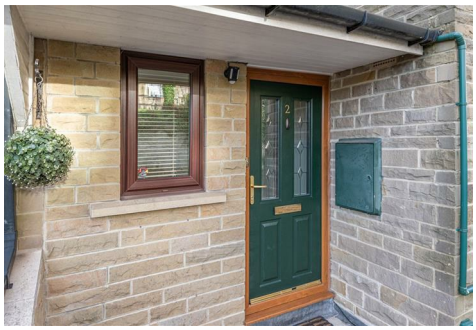


2 Copley Wood View, Halifax, HX3 0TE

£295,000

Offered FOR SALE is this deceptively spacious THREE double bedroom town house in the desirable area of Skircoat Green, Halifax. Accommodation comprises; Entrance hallway, utility, cloaks/w.c. and double bedroom. To the lower ground floor; open plan lounge/dining/kitchen with patio doors leading onto the rear garden. To the first floor; landing, two double bedrooms, master bedroom with en-suite shower room and bathroom. Off road parking to the front and south facing enclosed garden to rear. The property is located just a short walk away from the amenities of Skircoat Green and the highly regarded All Saints primary school. Also just a short walk away from the woodland walks on offer. Stunning views to the rear. The property benefits from Upvc double glazing, gas central heating and smart meters. Close to transport links and access to the M62 motorway network. Ideal family home.

Ground Floor

Entrance Hallway

Laminate floor, fitted wardrobe with sliding mirrored doors and coving to ceiling. Radiator, Upvc double glazed window and composite double glazed door to front. Staircase access to lower ground floor and first floor and doors to bedroom, cloaks/w.c. and utility;

Utility 6'10" x 8'0" (2.1 x 2.45)

Having a range of wall and base units with laminate worktop and tiled splashbacks. Sump pump, plumbing for washing machine, laminate floor and stainless steel one and a half sink and drainer.

Cloaks/w.c. 3'3" x 6'2" (1 x 1.9)

Two piece suite comprising low flush w.c. and sink with vanity unit. Laminate floor, part tiled walls and Upvc obscure double glazed window to front. Radiator, fusebox and wall mounted 'BAXI' combi boiler last serviced November 2024.

Bedroom Three 8'6" x 14'9" (2.6 x 4.5)

Double bedroom with coving to ceiling, radiator and two Upvc double glazed windows to rear.

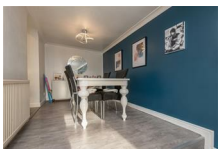
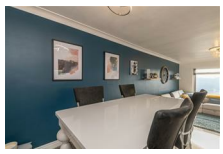
Lower Ground Floor

Lounge/Dining/Kitchen

Lounge 13'9" x 14'7" (4.2 x 4.45)

Upvc double glazed window (Approx. 2 years old) and Upvc double glazed sliding patio doors to rear. Radiator, understairs storage, coving to ceiling. mobile room stat and telephone point. Steps up to Dining;

Dining 7'6" x 11'9" (2.3 x 3.6)

Laminate floor, radiator and coving to ceiling. Opening to kitchen;

Kitchen 5'10" x 11'1" (1.8 x 3.4)

Having a range of wall and base units (Fitted 2021) with granite worktop and tiled splashbacks. LED under counter and under cupboard lights as well as LED under cupboard sensor lights. Electric double oven and grill, induction hob and extractor hood above. Integrated fridge/freezer, dishwasher and one and a half sink and drainer. Kickboard heater, spotlights and stop tap.

First Floor

Landing

Coving to ceiling and loft hatch (Loft is part boarded). Doors to bathroom and bedrooms;

Bedroom One 9'10" max x 11'9" max (3 max x 3.6 max)

Double bedroom with radiator, Upvc double glazed window to rear affording the superb views, spotlights and t.v. point. Fitted wardrobes and bedside cabinets and door to en-suite shower room;

En-suite Shower Room 4'3" max x 9'10" max (1.3 max x 3 max)

Three piece suite comprising low flush w.c. pedestal wash basin and shower cubicle with mains shower. Tiled floor, spotlights and tiled walls. Chrome heated towel radiator and Upvc obscure double glazed window to rear.

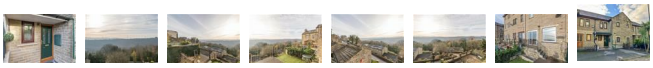
Bedroom Two 8'4" x 11'9" (2.55 x 3.6)

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

Bathroom 5'6" x 5'10" (1.7 x 1.8)

Three piece suite comprising low flush w.c. pedestal wash basin and bath with folding glass shower screen and mixer shower over. Part tiled walls, tiled floor, radiator and spotlights. Upvc obscure double glazed window to front.

External



To the front is off road parking. Gas and electric meter. To the rear is a patio balcony, decked and artificial lawn garden.

Parking

Off road parking for two cars

Tenure

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

Energy Rating

C

Council Tax Band

D

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

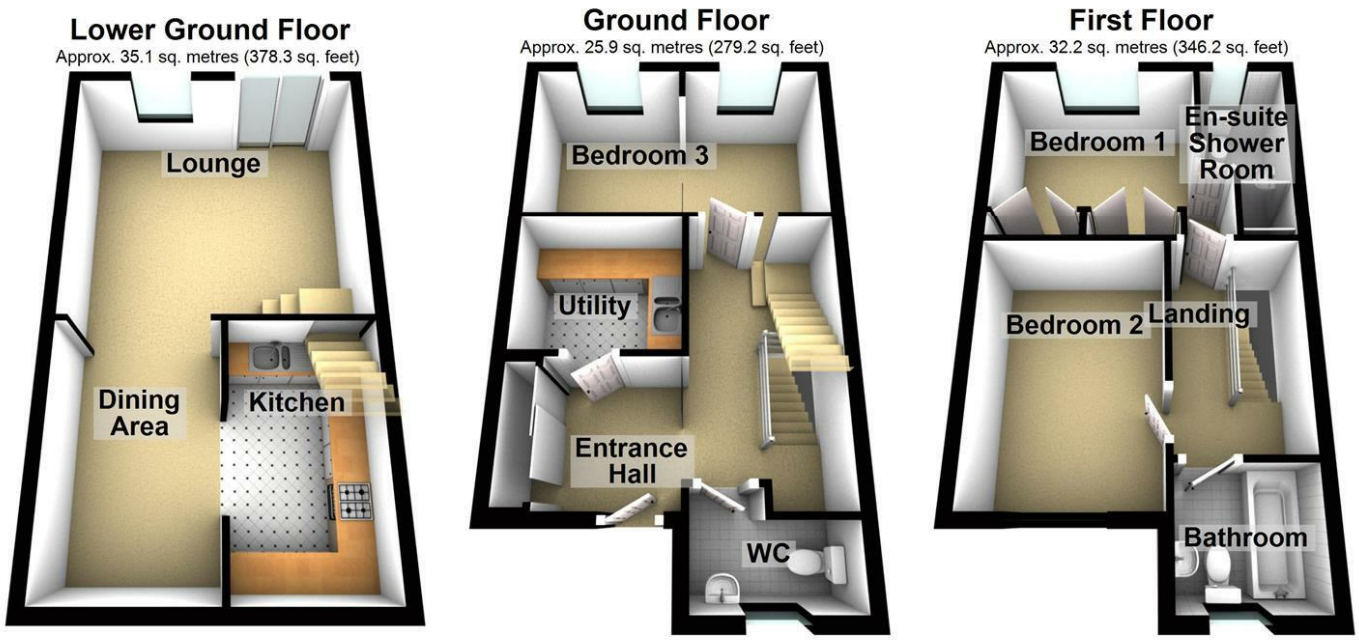
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

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.

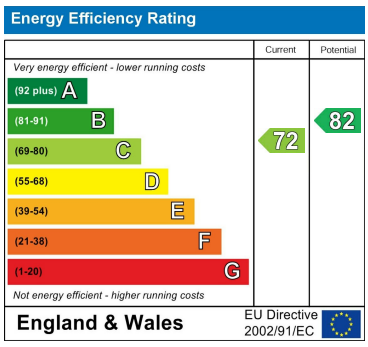
Floor Plan

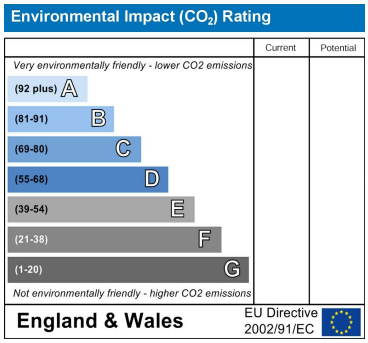


Total area: approx. 93.2 sq. metres (1003.7 sq. feet)

Area Map

Energy Efficiency Graph





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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