



6 Copley Close, Halifax, HX3 0TR

£277,500

Offered FOR SALE is this TWO bedroom semi-detached property tucked away in a Canalside position in the sought after area of Copley. Accommodation comprises; Entrance porch, hallway, cloaks/w.c. open plan lounge/kitchen and conservatory. To the first floor; landing, two double bedrooms and bathroom with four piece suite. The lounge and kitchen can quite easily be separated and it could be made back into three bedrooms. Substantial garden to front, side and rear with potential to extend subject to the necessary permissions. Garage and space in front of garage to park one car. The property benefits from Upvc double glazing, gas central heating and smart meters. Close to amenities, transport links and access to the M62 motorway network. Viewing essential. Front door was installed 2023, main bedrooms windows 2022 and kitchen 2021. Boiler was installed 2018 and has a ten year parts and labour warranty. Serviced every year.

Ground Floor

Entrance Porch

Composite obscure double glazed door with window above to front, rubber matting and door to hallway;

Hallway

Laminate floor, radiator and spotlights. Staircase access to first floor and doors to lounge/kitchen and cloaks/w.c.;

Cloaks/w.c. 3'1" x 4'1" (0.95 x 1.25)



Two piece suite comprising low flush w.c. and sink with vanity unit. Radiator, part tiled walls and Upvc obscure double glazed window to front. Wood paneled ceiling and fusebox.

Lounge/Kitchen 15'7" max x 29'10" max (4.75 max x 9.1 max)



Having a range of wall and base units with laminate worktop. Stainless steel sink and drainer, electric oven and five ring gas hob with glass splashback. Washing machine, fridge, stop tap and gas meter. Laminate floor, spotlights, radiator and Upvc double glazed window to front. In the lounge area two radiators, mobile room stat and spotlights. Upvc double glazed sliding patio doors leads to the conservatory;

Conservatory 8'0" x 9'6" (2.45 x 2.9)



Tiled floor, wall light and remote controlled velux window. Upvc double glazed windows and door.

First Floor

Landing



Upvc double glazed window to side, loft hatch with drop down ladder (loft has light). Storage cupboard with shelving and doors to bathroom and bedrooms;

Bedroom One 12'9" max to robes x 15'7" (3.9 max to robes x 4.75)



Double bedroom with dado rail, two Upvc double glazed windows to rear and two radiators. Fitted double wardrobe with sliding doors and having hanging space and shelving.

Bedroom Two 9'0" x 12'1" to robes (2.75 x 3.7 to robes)



Double bedroom with dado rail, radiator and Upvc double glazed window to front. Double wardrobe with sliding mirrored doors and having hanging space and shelving.

Bathroom 6'8" x 7'10" (2.05 x 2.4)



Four piece suite comprising low flush w.c. sink with vanity unit bath and corner shower cubicle with mains shower. Radiator, part tiled walls, Upvc double glazed window to front and 'Ideal' condensing combi boiler.

External



To the front is a patio and pebbled garden with external light, security light, outside tap and electric meter. To the rear is a patio and lawn garden and to the side is a substantial lawn garden with greenhouse and wooden shed.

Garage

End of a row with up and over door.

Parking

Garage and off road parking space for one car.

Tenure

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

Energy Rating

D

Council Tax Band

B

Water

Water meter

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.

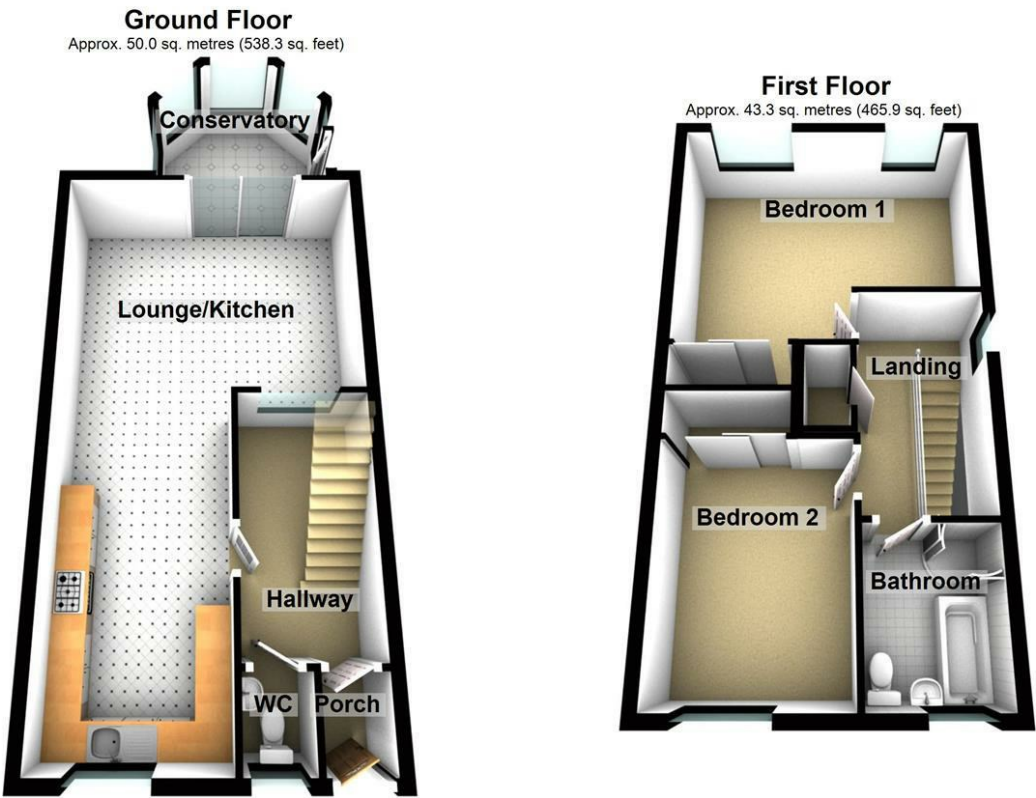
Boundaries & Ownerships

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.

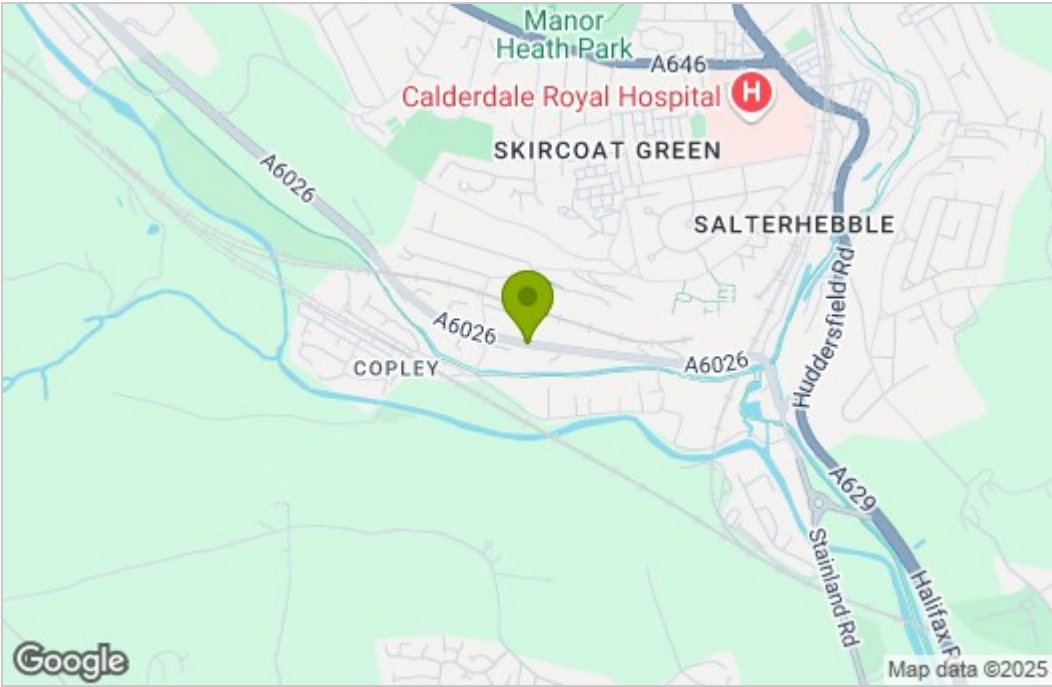
Mortgages

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.**

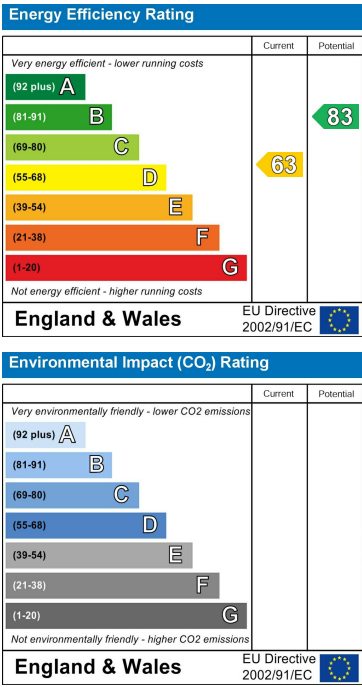
Floor Plan



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.