



12 Copley Glen, Halifax, HX3 0UB

**Offers Over £249,950**

Offered FOR SALE with NO CHAIN Is this FOUR bedroom mid town house in this canal side position in the sought after area of Copley. Accommodation comprises; Entrance hallway, spacious lounge and dining kitchen with French doors opening onto the tiered decked south facing garden. To the first floor; landing, two double bedrooms, single bedroom and bathroom. To the second floor; double bedroom with en-suite w.c. Oak internal doors throughout. Garden to rear overlooking the canal and off road parking to front. Garage. The property benefits from Upvc double glazing, gas central heating and mains wired smoke alarms. Close to amenities, transport links and access to the M62 motorway network this is an ideal family home. Viewing essential.

## Ground Floor

### Entrance Hallway

Radiator, coving to ceiling and Upvc obscure double glazed door to front. Staircase access to first floor and door to lounge;

### Lounge 11'9" x 15'8" (3.6 x 4.8)



Spacious room with two radiators, Upvc double glazed window to front and coving to ceiling. T.v. aerial lead, cable point and two telephone points. Under stairs storage housing the fusebox and electric meter and living flame gas fire with marble effect base and surround and wooden fireplace. Door to dining kitchen;

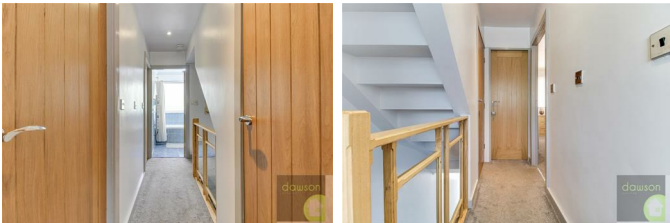
### Dining Kitchen 10'2" x 15'1" (3.1 x 4.6)



Having a range of wall and base units with laminate worktop and splashback. Stainless steel circular sink and drainer, 'Hotpoint' electric oven, 'Hotpoint' gas hob with glass splashback and extractor hood above. Space for dryer, integrated fridge/freezer and integrated washing machine. Wall mounted 'Worcester' condensing combi boiler (fitted 2020), spotlights, stop tap and tiled floor. Radiator, mobile room stat, Upvc double glazed window and Upvc double glazed french doors to rear.

## First Floor

### Landing



Doors to staircase access to second floor, bathroom and bedrooms;

### Bedroom One 8'10" x 12'5" to robes (2.7 x 3.8 to robes)



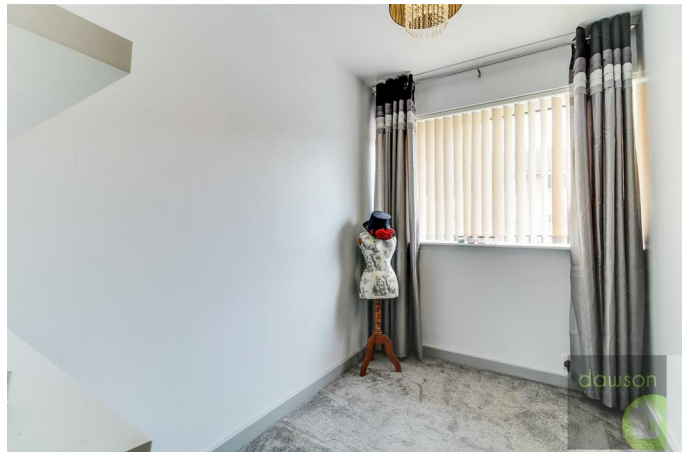
Double bedroom with radiator, coving to ceiling and Upvc double glazed window to front. Fitted wardrobes.

### Bedroom Two 9'0" x 11'5" (2.75 x 3.5)



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

### Bedroom Three 5'10" x 8'8" (1.8 x 2.65)



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

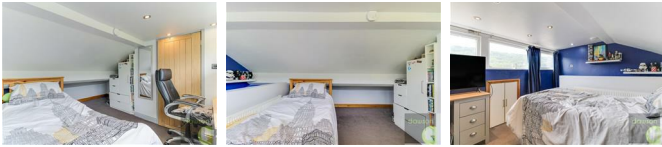
### Bathroom 5'10" x 6'4" (1.8 x 1.95)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with mains shower over. Tiled floor, tiled walls and Upvc obscure double glazed window to rear. Coving to ceiling and chrome heated towel radiator.

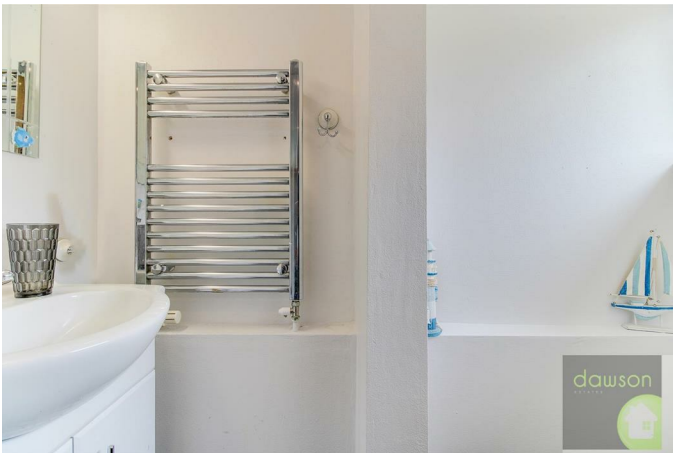
### Second Floor

#### Bedroom Four



Double bedroom with radiator, spotlights and beams to ceiling. Undereaves storage, t.v. aerial lead and built in cupboards and shelving. Upvc double glazed dormer window to rear. Door to en-suite w.c.;

### En-suite w.c. 2'7" x 5'10" (0.8 x 1.8)



Two piece suite comprising low flush w.c. and sink with vanity unit. Upvc double glazed dormer window to rear, chrome heated towel radiator and wall light.

### External



To the front is a block paved driveway providing off road parking for two cars. Pebbled area with

bushes. Outside tap and outside power point. Stop tap at the front and underneath the house. Gas meter. Raised decked area with solar powered light and outside tap. Further decked area with pebbled border having bushes and trees. Raised flowerbed. Further decked area overlooking the canal with solar powered lights, seating, log store and bar.

### Parking

Off road parking for two cars and Garage

### Garage

short walk away situated in a block of garages. Up and over door.

### Tenure

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

### Water

Water meter

### Energy Rating

TBC

### 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.

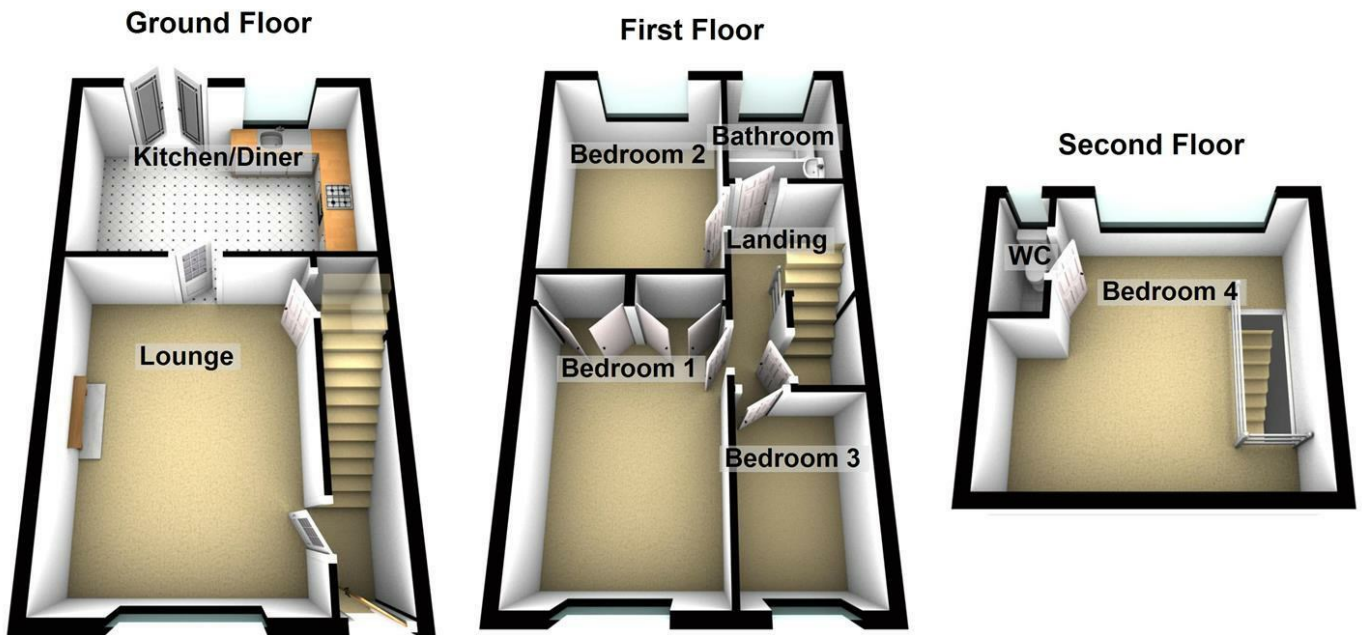
### Mortgages

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.**

### Other details

The property has fishing rights on the canal.

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(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>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<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.