

bramleys

For Sale

**26 COPLEY HALL TERRACE
COPLEY
HALIFAX
HX3 0TS**

RESIDENTIAL SALES

£159,950



- **DECEPTIVELY SPACIOUS MID TERRACED PROPERTY**
- **2 BEDROOMED ACCOMMODATION**
- **OPEN ASPECT TO THE REAR**
- **MODERN SHAKER STYLE KITCHEN WITH CENTRE ISLAND**
- **MODERN BATHROOM SUITE**
- **LOWER GROUND FLOOR UTILITY AND GARAGE**



Located in the sought after village of Copley is this deceptively spacious 2 double bedroomed mid terraced property. Enjoying an open aspect to the rear which overlooks allotments and the Calder & Hebble Navigation, the property has a glass balustraded balcony area which takes full advantage of the rear aspect. Being fitted with a modern shaker style kitchen with centre island and modern bathroom suite, it would make an ideal purchase for the first time buyer, professional couple or those looking to downsize from a larger style property. To the lower ground floor there is a utility area and garage providing off-road parking. An early internal inspection is highly recommended to appreciate the accommodation which briefly comprises - entrance hall, kitchen/diner, lounge, 2 bedrooms and bathroom. Energy Rating: D

The accommodation briefly comprises:-

GROUND FLOOR:

Entrance Hall

Enter the property through a solid timber external door into the entrance hall.

Kitchen/Diner

4.62m x 4.39m (15'2" x 14'5")

Being fitted with a range of contrasting base and wall units with centre island and working surface over, integrated appliances including a fridge/freezer and dishwasher, space for a gas Range style cooker, 1½ bowl ceramic sink with side drainer and mixer tap, central heating radiator, uPVC double glazed window and ceiling spotlights.



Lounge

5.11m x 4.39m (16'9" x 14'5")

This well proportioned reception room has solid oak flooring, living flame gas fire with decorative surround, 2 central heating radiators and a set of uPVC double glazed patio doors giving access to a decked balcony area with glass balustrade.



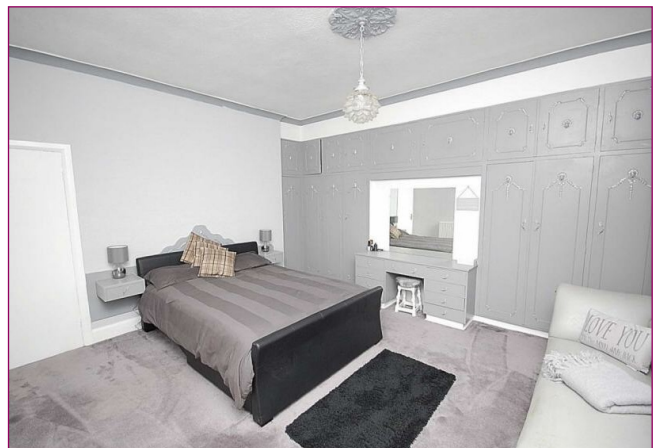
FIRST FLOOR:

Landing

Bedroom 1

4.65m x 4.47m (15'3" x 14'8")

This generously proportioned room has a bank of fitted wardrobes to one wall, a central heating radiator and uPVC double glazed window.



Bedroom 2

5.08m x 2.97m (16'8" x 9'9")

Situated to the rear of the property enjoying an open aspect and having fitted wardrobes, central heating radiator and uPVC double glazed window.



Bathroom

Comprising a modern 4 piece white suite incorporating a low flush wc, wash hand basin set to a vanity unit with mixer tap, free-standing roll top bath with mixer tap and hose attachment and a quadrant style shower cubicle with thermostatic mixer shower. There is part tiling to the walls, ceiling spotlights, uPVC double glazed window, central heating radiator and solid oak flooring.



LOWER GROUND FLOOR:

Utility Area

This useful utility area has space and plumbing for an automatic washing machine.

Garage

Having an up and over door.



OUTSIDE:

The property has a yard area to the front.

COUNCIL TAX BAND:

C

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.

VIEWING:

Contact the agents.

MORTGAGES:

Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01422 374811. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ON-LINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

DIRECTIONS:

Leave Halifax via Fountain Street and turn right into Portland Place which then becomes Skircoat Road. Shortly after passing the Shay Stadium, take a right hand turning onto Heath Road which then becomes Skircoat Green Road, Shortly after passing through Skircoat Green take a right hand turning onto Copley Lane and proceed to the traffic lights with the Volunteer Arms and then turn right onto Wakefield Road where Copley Hall Terrace can be found on the right hand side.



Energy Performance Certificate

26, Copley Hall Terrace, HALIFAX, HX3 0TS

Dwelling type: Mid-terrace house
Date of assessment: 27 June 2018
Date of certificate: 27 June 2018

Reference number: 2938-8094-6216-4768-3930
Type of assessment: RdSAP, existing dwelling
Total floor area: 94 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,847
Over 3 years you could save	£ 1,194

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 261 over 3 years	£ 189 over 3 years	<div> <div></div> <div>You could save £ 1,194 over 3 years</div> </div>
Heating	£ 2,307 over 3 years	£ 1,275 over 3 years	
Hot Water	£ 279 over 3 years	£ 189 over 3 years	
Totals	£ 2,847	£ 1,663	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Current 65

Potential 89

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 681
2 Floor insulation (suspended floor)	£800 - £1,200	£ 360
3 Low energy lighting for all fixed outlets	£30	£ 60

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

- There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
- None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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