







25 Copley Hall Terrace, Halifax, HX3 0TS

£230,000

Offered FOR SALE is this FOUR bedroom stone built mid-terrace property in the popular area of Copley, Halifax. Accommodation comprises; Entrance lobby, dining kitchen and lounge with balcony. To the lower ground floor; inner hall, cloaks/w.c. and bedroom four currently used as a cinema room. To the first floor; landing, two bedrooms and bathroom with four piece suite. To the second floor; attic storage room and en-suite shower room. Garden to front and balcony to rear. On street parking. The property has the benefit of triple glazing to the front with sound proof plastic, double glazing in the rest of the property and gas central heating. Superfast broadband available, sky points in all rooms and virgin internet and sky point in lounge. New 'Logic' boiler (approx. 10 months old). Electric smart meter. Alarm and cctv by separate negotiation. Planning permission, building regulations and structural engineer calculations for full width dormer to rear. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Entrance Lobby
Composite obscure double glazed door with 'smart' Yale lock and Upvc obscure double glazed window above to front. Rubber matting and door to dining kitchen;

Dining Kitchen







Having a range of wall and base units with laminate worktops and splashback, 'Bosch' dishwasher, acrylic sink, 'Neff' steam oven and grill with slide and hide door and microwave. 'Neff' five ring induction hob with extractor hood above and fridge/freezer. Upvc triple glazed window to front, spotlights and wall lights. Radiator, display cabinet lights and LVT floor. Telephone point, doors to staircase access to lower ground and first floors and lounge;

Lounge 14'5" x 16'8" (4.4 x 5.1)







Radiator, solid wood floor, spotlights and wall lights. Cornice to ceiling, aluminum bi-fold doors to rear, inset to chimney breast with tiled surround and wooden mantel. Mobile room stat and t.v. point.

Lower Ground Floor

Inner Hall
Radiator, spotlights and doors to cloaks/utility and bedroom four;

Bedroom Four





Currently used as a cinema room. Upvc double glazed French doors and windows to rear, 'Ideal' condensing combi boiler and wall lights. Wall and base units with laminate worktop and splashback and circular sink. 120 inch projector screen (3D and 4k). Storage cupboard, radiator, feature stone fireplace and tiled back. Gas meter and spotlights.

Cloaks/Utility
Two piece suite comprising low flush w.c. and wash basin. Inset shelving, fusebox and plumbing for washing machine. Tiled walls, tiled floor, electric meter and stop tap.

First Floor

Landing
Spotlight, staircase access to second floor and doors to bathroom and bedrooms;

Bedroom One




Double bedroom with radiator, spotlights and Upvc triple glazed window to front. Fitted wardrobes with sliding doors.

Bedroom Two

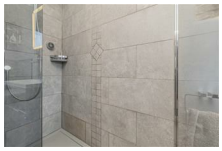




Double bedroom with radiator, spotlights and Upvc double glazed window to rear.

Bathroom





Four piece suite comprising low flush w.c. double sink with vanity unit and waterfall tap, jacuzzi bath with t.v. and double walk in shower with mains 'mira' shower with two mira temperature controls. Spotlights, radiator, part exposed stone wall and mirror. Tiled floor, part tiled walls and Upvc obscure double glazed window to rear.

Second Floor

Attic Storage Room




Double bedroom with radiator, two wooden double glazed velux windows and undereaves storage. Spotlights. Door to en-suite shower room;

En-suite Shower Room



Three piece suite comprising low flush w.c. (macerator) pedestal wash basin and corner shower with mains shower. Spotlights, towel radiator and extractor fan. Wooden double glazed velux window, tiled floor, part tiled walls and mirror.

External



To the front is an Indian stone patio with wrought iron railings and gate (recently jet washed and powder coated). Two external lights and lights on the steps. To the rear is a composite decked balcony with smoked grey glass and decking lights. Two external lights, sensor light, outside tap and outside power socket.

Parking

On street parking to front and rear

Tenure

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

Water

Water meter

Energy Rating

D

Council Tax Band

C

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.

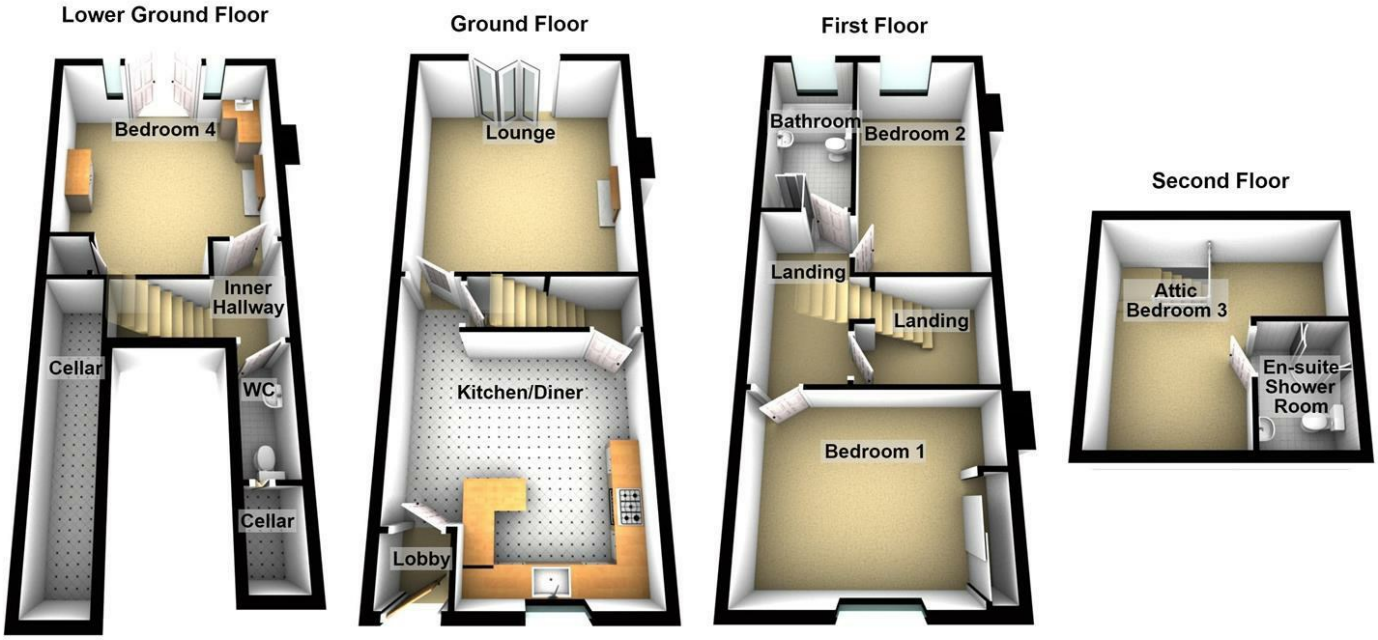
Boundaries & Ownerships

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.

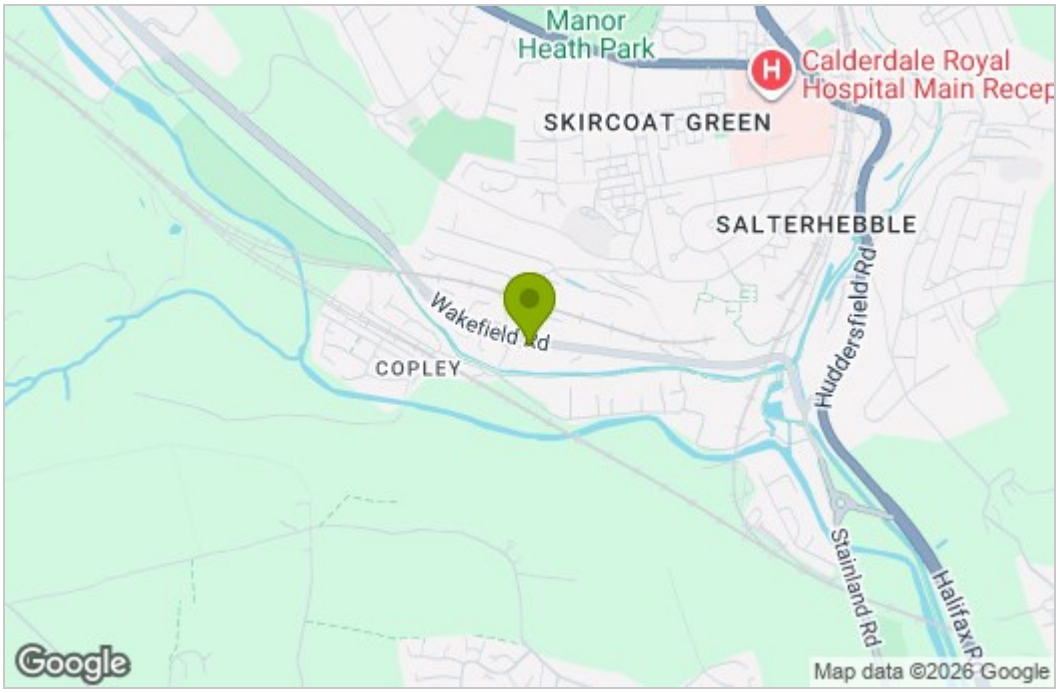
Mortgages

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.

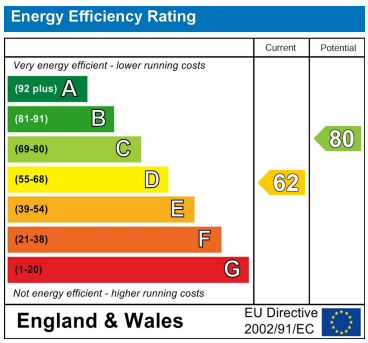
Floor Plan

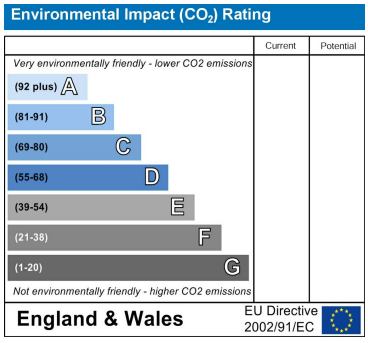


Area Map



Energy Efficiency Graph





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