



**Octagon Terrace, Pye Nest, HX2 7HN**  
**£190,000**

**E&H** Holmes  
ESTATE AGENTS

A charming two bedroom bungalow situated on a good sized plot in Pye Nest. Located on a popular residential no through road and with valley views to the rear this is a perfect home for a professional/ retired couple although the spacious plot offers potential for extending (subject to planning permission) to create a family home.

The accommodation, in brief, comprises: Entrance hall, kitchen, lounge, two double bedrooms and a house shower room. There is a driveway parking for one car and attractive gardens to three sides.



### Rear Entrance Hall

UPVC double glazed door to rear elevation.

### Lounge 14'5" x 11'11" (4.402 x 3.635)

Coal effect, living flame gas fire. Radiator. UPVC double glazed window to rear elevation.

### Kitchen 7'8" x 10'3" (2.352 x 3.130)

Fitted kitchen with wall units. Stainless steel one bowl sink. Gas cooker point. Plumbing for washing machine. Boiler. Electric heater. UPVC double glazed door front elevation. UPVC double glazed window to front elevation.

### Bedroom One 10'10" x 10'8" (3.308 x 3.262)

Radiator. UPVC double glazed window to front elevation.

### Bedroom Two 10'5" x 10'4" (3.197 x 3.166)

Currently utilised as the dining room. Electric heater. Radiator. UPVC double glazed window to rear elevation.

### Shower Room

Wash hand basin. Low flush W.C. Shower cubicle. Radiator. UPVC double glazed window to front elevation.

### Parking

Driveway parking for one car.

### Front Garden

Lawn garden.

### Rear And Side Garden

Attractive lawn and patio garden with mature planting.

### Council Tax Band

B

### Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

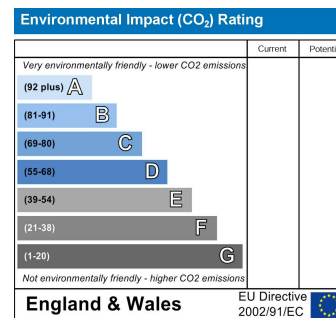
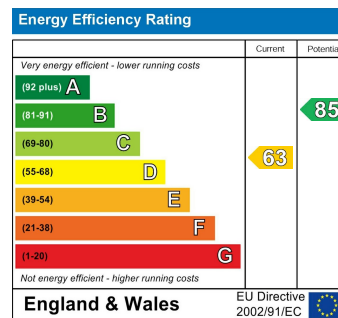
The three words designated to this property is:

metro.ants.assets

### Disclaimer

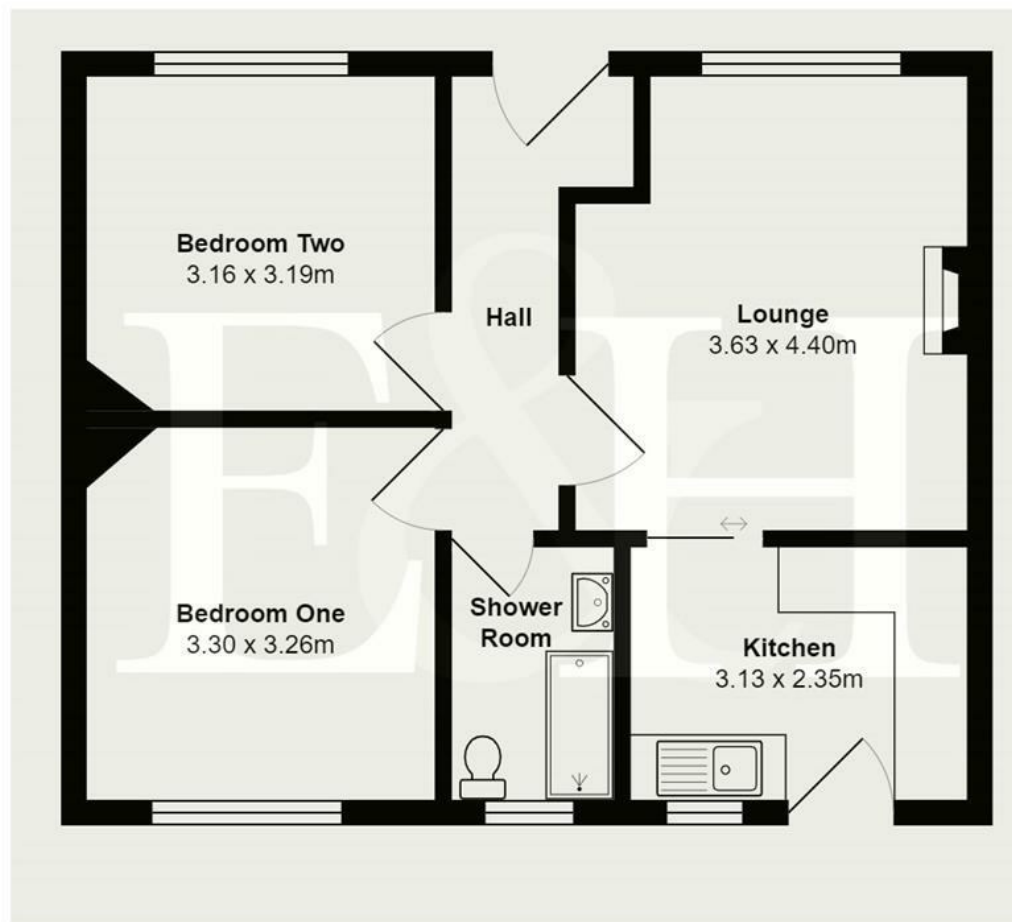
DISCLAIMER: Whilst we endeavour to make our sales

details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.









All measurements are approximate and for display purposes only