



22 Octagon Terrace

Pye Nest, Halifax, HX2 7HN

£230,000



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A three-bedroom semi-detached family home located in the desirable area of Pye Nest, Octagon Terrace, Halifax. This property boasts a lovely garden, a private driveway, and a garage, offering ample space for a growing family.

Upon entering, you are greeted by a reception room and a kitchen. The house features three well-proportioned bedrooms and a house bathroom. The loft is boarded.

One of the standout features of this property is its fantastic location. Situated in Pye Nest, you'll enjoy the tranquillity of the area while still being close to the bustling Sowerby Bridge centre. The proximity to good local schools makes this home ideal for families with children. Additionally, the excellent transport links ensure easy access to surrounding areas, making commuting a breeze.

Don't miss out on the opportunity to make this house your home. With its spacious rooms, beautiful garden, and convenient location, this property has all the elements to provide a comfortable and enjoyable lifestyle for you and your family. Contact us today to arrange a viewing and take the first step towards owning this wonderful property in Halifax.

Entrance Hallway

The hallway has a staircase, providing access to the first floor accommodation, as well as access to the living dining room.

Living Dining Room

A large open plan and dual aspect reception room, allowing for a flexible arrangement of furniture. With a

gas fire housed in a feature fireplace and sliding patio doors providing access to the garden.

Kitchen

A good-sized kitchen, with white wall and base units and tiled splashbacks. Featuring space for free-standing appliances, an integrated electric oven and gas hob and a useful under-stairs storage area which houses the boiler. There is an external door providing rear access and a spotlight ceiling.

Landing

Window to the side elevation and access to all first floor accommodation.

Bedroom One

A large double bedroom with a window to the front elevation and built-in furniture. Spotlight ceiling.

Bedroom Two

A second double bedroom with a window providing natural light.

Bedroom Three

A good-sized third bedroom, with a fitted wardrobe and a window to the front elevation.

Bathroom

This fully tiled bathroom has a three piece suite, comprising: a WC, a hand basin and a bath with an overhead shower.

Exterior

To the front of the property there is a large driveway providing plenty of off-road parking and access to the side of the property to the detached single garage. To the rear of the property there is a good-sized garden, featuring a patio and gravelled areas.

Viewings

Viewings are strictly by appointment only. Please contact SW Property.

Directions

For Satnav please use the postcode HX2 7HN

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the

property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



Hybrid Map

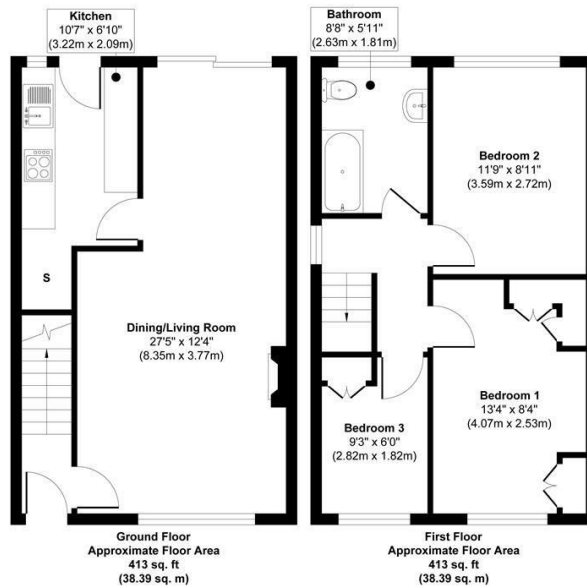


Terrain Map



Floor Plan

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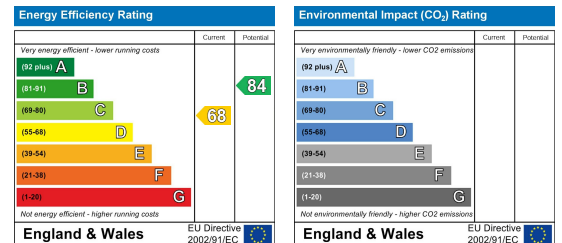


Approx. Gross Internal Floor Area 826 sq. ft / 76.78 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Viewing

Please contact us on 01422 415776 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.