

Peter David

Properties Ltd

Residential Sales and Lettings



Darnes Avenue, Pye Nest

£435,000





Peter David Properties are delighted to bring to market this FIVE BEDROOM HOME, set over three floors with two spacious reception rooms and scenic views down the valley towards Sowerby Bridge. To fully appreciate size of the accommodation offered, an internal inspection is essential.

This spacious family home is located in a highly accessible and convenient area of Pye Nest, providing beautiful views of Norland and Sowerby Bridge. The layout is versatile, with the lower ground floor suitable for a number of uses, including as a separate living space for a dependent relative.

The ground floor features an entrance hall with a downstairs WC, lounge, large dining kitchen and an enclosed balcony. The lower ground floor includes a living room, bedroom with a dressing room/walk in wardrobe, a fifth bedroom or study, utility room, pantry and a shower room. The first floor comprises the master bedroom with built-in wardrobes and an en-suite shower room, two additional double bedrooms and a family bathroom.

Externally, there is an integral garage, a block paved driveway and a full width, low maintenance flagged terrace patio at the rear to enjoy the views.

- FIVE BEDROOM
- DETACHED HOME
- POPULAR AND CONVENIENT LOCATION
- IDEAL FOR A GROWING FAMILY
- SPACIOUS LIVING ACCOMMODATION
- COUNCIL TAX BAND - E
- EPC RATING - C

Accommodation

Entrance hall

Enter the property via a UPVC door. The spacious hall is well presented, offering a bright and airy atmosphere, featuring large UPVC double doors providing access onto the balcony. Staircase that connects to both the first floor and the lower ground floor accommodations. A central heating radiator and a useful ground floor WC.

Ground floor WC

A useful addition to this home, with a white two piece suite which comprises of a pedestal wash hand basin, low flush WC, central heating radiator and frosted double glazed window.

Lounge

12'3" x 16'4" (3.75 x 5)

With a feature limestone fireplace and electric fire, double glazed windows to both front and rear providing ample natural light and a central heating radiator.

Dining kitchen

10'0" x 20'8" (3.05 x 6.32)

Offering a bright and airy atmosphere, the dining area boasts stunning valley views through floor to ceiling UPVC double glazed windows and French doors leading out to the balcony. It can easily accommodate a large dining set for entertaining and features a breakfast bar in the kitchen area. The kitchen is equipped with a double integrated oven, induction hob, extractor fan and integrated dishwasher, as well as a stainless-steel sink with mixer tap. There is a range of matching wall and base units with under cabinet lighting and complementing work surfaces and a central heating radiator and there is built in space for free standing American Style fridge/freezer unit.

Balcony

This can be accessed from the UPVC patio doors within the entrance hallway and also from the dining kitchen. The balcony has wrought iron balustrade, an ideal space for outdoor eating and entertaining, enjoying views down the valley.

Lower ground floor

Second lounge

12'3" x 16'4" (3.75 x 5)

This spacious second reception room could also be used as a sixth bedroom if desired. UPVC patio doors lead out to the flagged patio which offers beautiful views. With a feature fire place with an electric fire and a central heating radiator.

Utility room and pantry

10'8" x 7'10" (3.27 x 2.4)

This room features a central heating radiator, wall cabinets and base units with work surfaces and partially tiled splash back. It includes a stainless steel sink with drainer and space for a washing machine, tumble dryer and undercounter fridge freezer. Door leading to a sizable storage room/pantry.

Bedroom

9'10" x 13'7" (3.02 x 4.15)

A spacious double bedroom with UPVC double glazed window to the rear elevation with wonderful views. There is a walk in wardrobe/dressing area and a central heating radiator.

Bedroom/ Office

9'6" x 8'6" (2.9 x 2.6)

This room lends itself to a variety of uses, including a home office or fifth bedroom. UPVC double glazed window and a central heating radiator.

Shower room

With floor to ceiling wall panels, a white three piece suite which comprises of a shower enclosure, low flush WC and vanity unit wash hand basin.

First floor

Bedroom

12'3" x 11'1" (3.75 x 3.4)

Well presented, generously sized master bedroom features built in wardrobes. A UPVC double glazed window with pleasant views and a central heating radiator. Also benefiting from its own en-suite bathroom.

En-suite

8'4" x 4'11" (2.55 x 1.5)

With wall panels and a white three piece suite which comprises of a walk in shower, vanity unit wash hand basin with matching low flush WC, towel warmer and a Velux window.

Bedroom

8'8" x 14'3" (2.65 x 4.35)

A double bedroom with built in wardrobes, central heating radiator and a double glazed window.

Bedroom

7'10" x 11'9" (2.4 x 3.6)

A double bedroom with built in wardrobes, central heating radiator and a double glazed window.

Bathroom

9'4" x 7'4" (2.85 x 2.25)

Well presented with a white three piece suite which comprises of a shower over the bath, vanity unit wash hand basin, matching storage cabinet, low flush WC, towel warmer and UPVC double glazed window.

External

To the front of the property there is a block paved driveway providing off road parking for two cars. To the rear there is a stone flagged patio where you can sit out and enjoy the wonderful views.

Garage

9'1" x 16'4" (2.77 x 5)

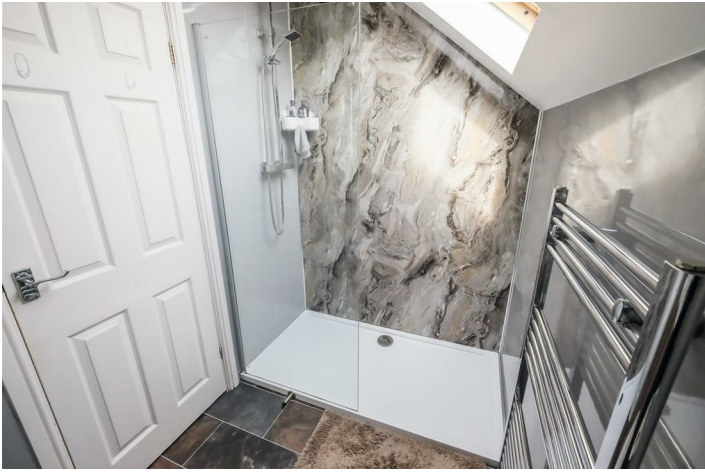
The garage has an up and over door and is equipped with power, lighting, and the house boiler.

Directions

Please use post code HX2 7DQ for sat nav directions.

PLEASE NOTE

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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.
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Road Map



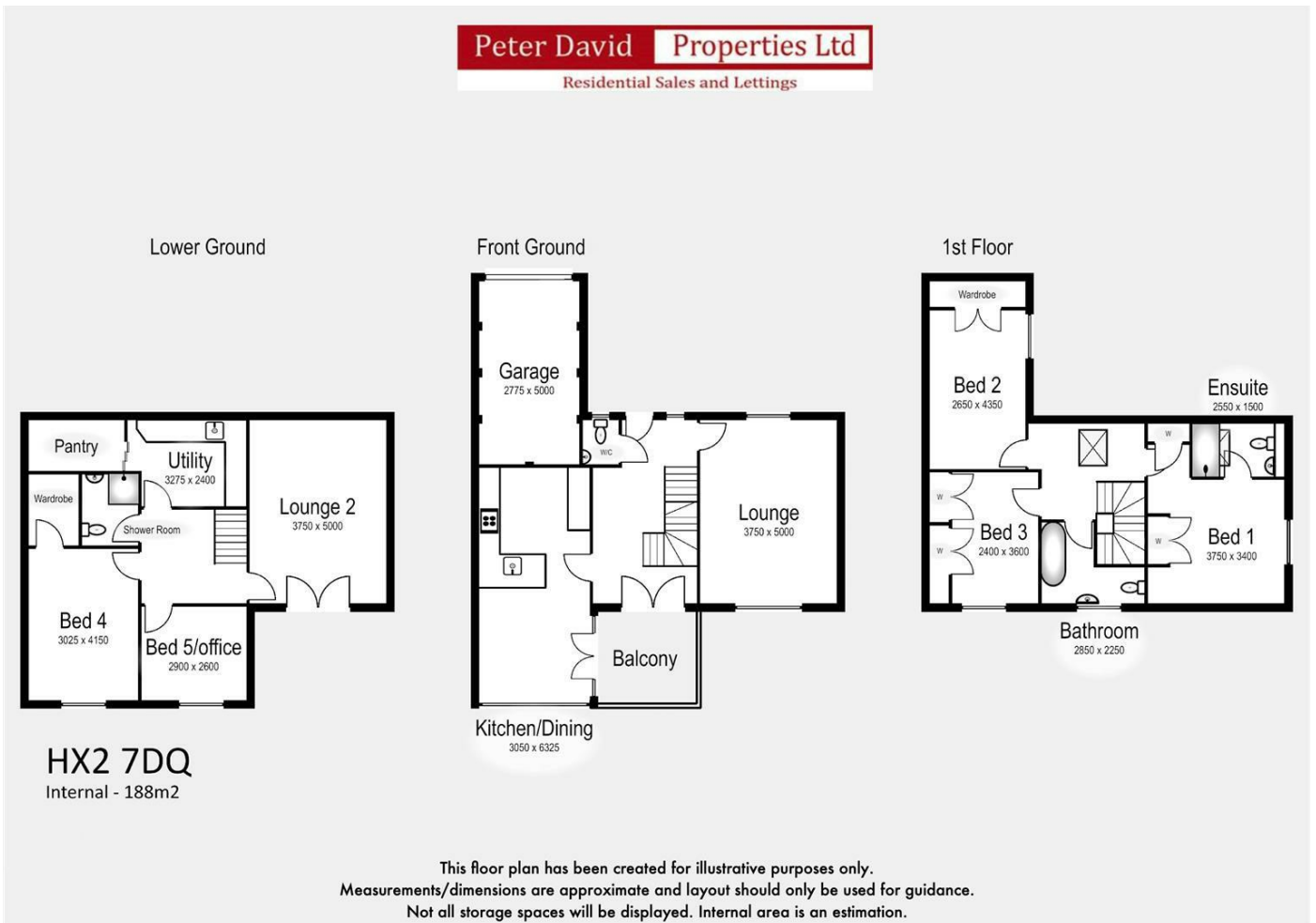
Hybrid Map



Terrain Map



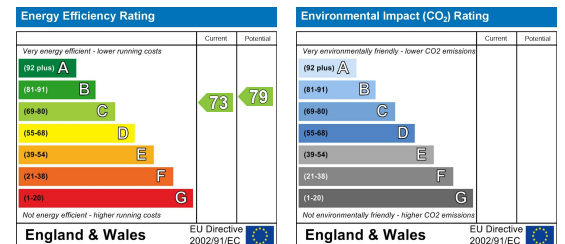
Floor Plan



Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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