

# Peter David

# Properties Ltd

Residential Sales and Lettings



**Rochdale Road, Pye Nest**

**£290,000**





Nestled in the desirable area of Pye Nest, this charming four-bedroom semi-detached house on Rochdale Road is a true gem waiting to be discovered. The property boasts a prime location with fantastic transport links, including the nearby Sowerby Bridge train station and convenient bus routes.

Ideal for families, this home is within close proximity to both primary and secondary schools, ensuring a smooth daily routine for busy parents. The abundance of local amenities further enhances the appeal of this residence, offering convenience at your doorstep.

The property features four good sized bedrooms, one of which includes a convenient en suite. The kitchen/diner provides a perfect space for family meals and entertaining, while the inviting lounge area is ideal for relaxation.

Outside, the property offers a lovely garden at both the front and rear, providing a tranquil outdoor retreat for enjoying sunny days or hosting gatherings. Additionally, the driveway ensures parking will never be an issue for residents and guests alike.

- 4 BEDROOM SEMI DETACHED PROPERTY
- LARGE GARAGE
- DRIVEWAY
- MASTER BEDROOM WITH EN-SUITE
- LARGE REAR GARDEN
- CONVENIENT LOCATION
- EPC RATING D
- COUNCIL TAX BAND B

## Accommodation

### Front porch

Leading to the hallway:

### Hallway

### Lounge

12'4" x 14'0" (3.78 x 4.28)

Lovely room with a double glazed bay window to the front providing ample natural light, electric fire, fireplace and central heating radiator.

### Kitchen / Dining room

18'9" x 11'10" (5.73 x 3.63)

Range of matching wall and base units with complementary work surfaces, integrated electric cooker and electric hob, space for American style fridge freezer, integrated dishwasher and washer/dryer, ceramic sink and drainer, electric fire and fireplace, double glazed window and patio doors opening to the rear garden. Space for a dining table and chairs and can also accommodate a 2nd lounge area.

## 1st Floor

### Bedroom 2

10'1" x 11'10" (3.08 x 3.63)

Double bedroom with central heating radiator, double glazed window and fitted wardrobes.

### Bedroom 3

12'9" x 8'1" (3.9 x 2.48)

Double bedroom with central heating radiator, double glazed window, storage cupboard and fitted wardrobes.

### Bedroom 4

8'6" x 8'7" (2.6 x 2.63)

Bedroom with central heating radiator and double glazed window

### Bathroom

5'10" x 7'4" (1.78 x 2.25)

Part tiled bathroom with a three piece suite comprising of a bath with shower over the bath, wash hand basin and WC with fitted vanity units and mirror. Towel heater and window.

## 2nd Floor

### Bedroom 1

13'2" x 15'5" (4.03 x 4.7)

Large Double bedroom with central heating radiator, double glazed window, fitted wardrobes and storage in the eaves.

### En-suite

5'6" x 7'7" (1.68 x 2.33)

Three piece suite comprising of a separate shower enclosure, wash hand basin and WC with vanity unit. Towel heater and velux window.

### Garage

8'2" x 20'6" (2.5 x 6.25)

Detached garage and storage with door to garden

### External

To the rear is a large enclosed garden which includes a patio area, lawned area and decking. To the front is a garden with railings. There is also a driveway providing ample off street parking leading to the garage and rear garden.

### Directions

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

### PLEASE NOTE

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



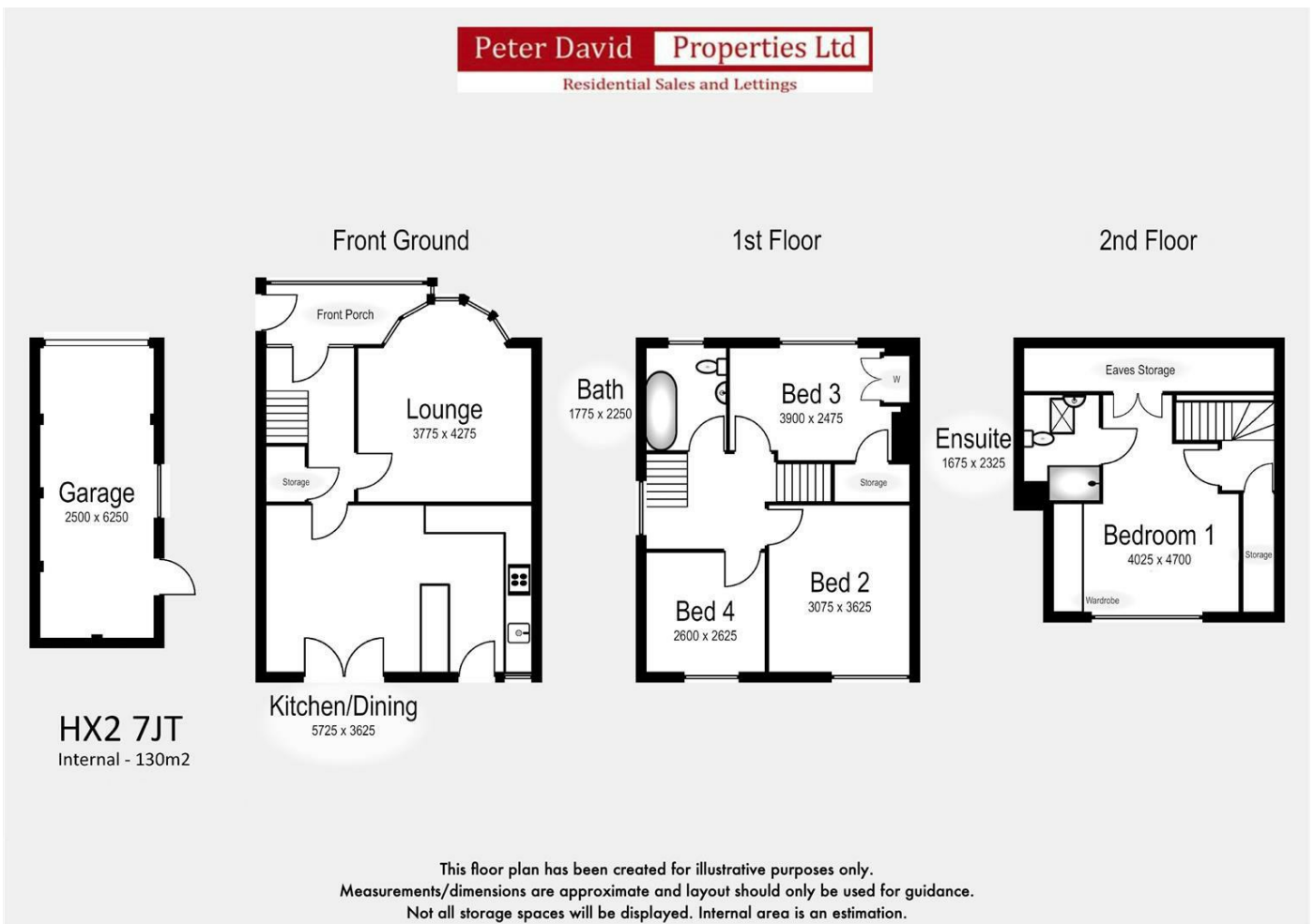
## Hybrid Map



## Terrain Map



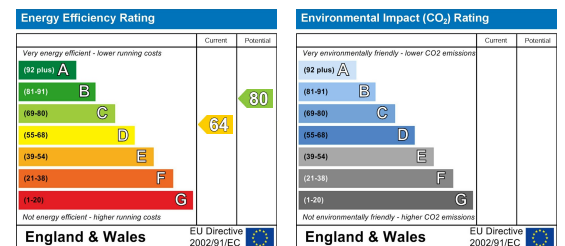
## Floor Plan



## 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



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.

361 Skircoat Green Road,  
Halifax  
HX3 0RP

102 Commercial Street  
Brighouse HD6 1AQ

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

[www.peterdavid.co.uk](http://www.peterdavid.co.uk)

T: 01422 366948  
E: [halifax@peterdavid.co.uk](mailto:halifax@peterdavid.co.uk)

T: 01484 719191  
E: [brighouse@peterdavid.co.uk](mailto:brighouse@peterdavid.co.uk)

T: 01422 844403  
E: [hebdenbridge@peterdavid.co.uk](mailto:hebdenbridge@peterdavid.co.uk)

T: 01484 719191  
E: [huddersfield@peterdavid.co.uk](mailto:huddersfield@peterdavid.co.uk)