

Peter David

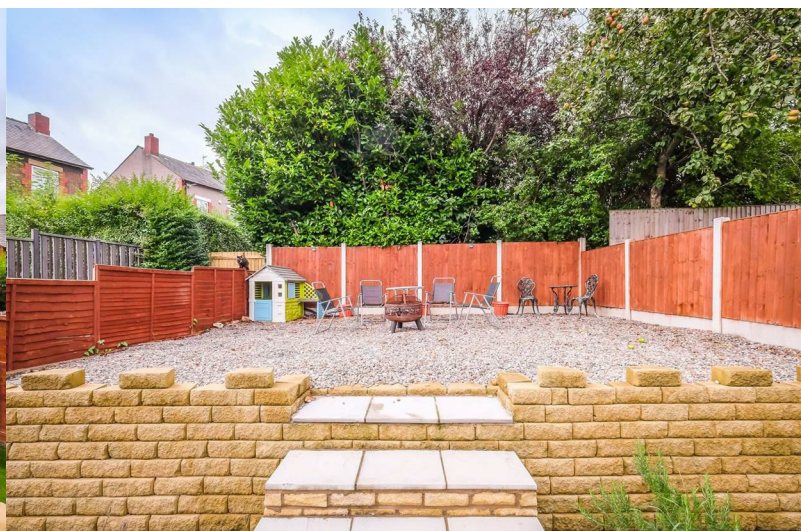
Properties Ltd

Residential Sales and Lettings



Rochdale Road,

£255,000





Nestled in the charming area of Pye Nest, Halifax, this delightful semi-detached house on Rochdale Road is a true gem waiting to be discovered. Built in 1930, this property exudes character and warmth, offering a spacious home for a growing family and sold with the benefit of NO UPWARD CHAIN.

As you step inside, you are greeted by a lounge and open plan dining kitchen, perfect for entertaining guests or simply unwinding after a long day. With four generously sized bedrooms, there is ample space for a growing family or for those in need of a home office or hobby room.

The large enclosed garden provides a private oasis for outdoor relaxation and play. The added bonus of off-road parking for 2 to 3 cars making coming home a breeze.

This property is a dream for those seeking a large family home offering a perfect blend of comfort and space. Don't miss out on the opportunity to make this house your home sweet home in the heart of Halifax.

- SEMI DETACHED RESIDENCE
- FOUR BEDROOMS
- LARGE WELL MAINTAINED GARDEN TO THE REAR
- DRIVEWAY PROVIDES OFF ROAD PARKING
- SOLD WITH THE BENEFIT OF NO UPWARD CHAIN
- BEAUTIFULLY PRESENTED FAMILY HOME
- SCHOOLS AND REGULAR BUS ROUTES WITHIN EASY WALKING DISTANCE
- POPULAR RESIDENTIAL AREA OF PYE NEST
- EPC BAND E
- COUNCIL TAX BAND B

Accommodation

Entrance Hallway

Lounge

12'8" x 13'7" (3.87 x 4.15)

Dining Kitchen

18'10" x 11'10" (5.75 x 3.62)

First Floor

Bedroom

12'8" x 10'11" (3.87 x 3.35)

Bedroom

10'2" x 11'10" (3.12 x 3.62)

Bedroom

8'6" x 8'8" (2.60 x 2.65)

House Bathroom

5'7" x 7'2" (1.72 x 2.20)

Second Floor

Bedroom

17'4" x 14'2" (5.30 x 4.32)

Washroom

3'6" x 7'10" (1.07 x 2.40)

External

To the front is a garden with a driveway to the side providing off road parking and a useful car port. Outbuildings provide storage options. Large enclosed garden to the rear.

Directions

Please use the postcode 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



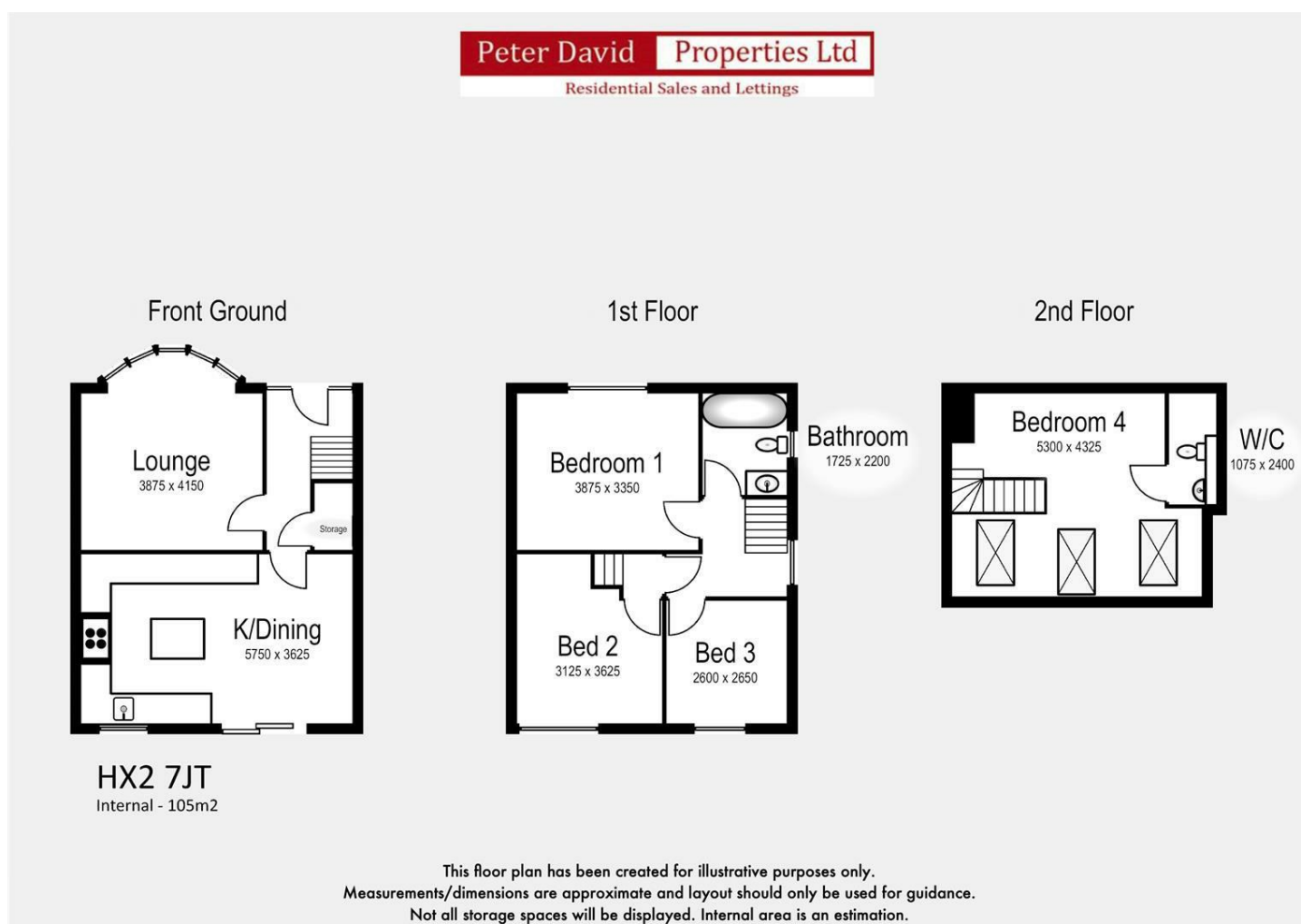
Hybrid Map



Terrain Map



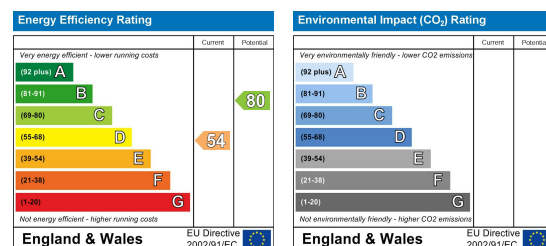
Floor Plan



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.

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