

Peter David

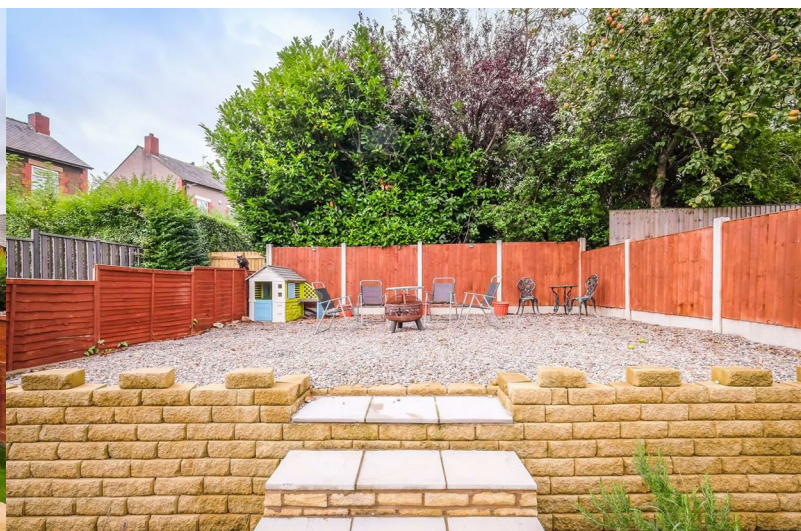
Properties Ltd

Residential Sales and Lettings



Rochdale Road, Pye Nest

£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.
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Front Ground

The Front Ground floor plan shows a large Lounge (3875 x 4150) with a bay window and a staircase leading up. Adjacent to the lounge is a Kitchen/Dining (K/Dining) area (5750 x 3625) featuring a kitchen unit with four burners and a sink, and a dining area. A small Storage area is located near the stairs.

HX2 7JT
Internal - 105m²

1st Floor

The 1st Floor plan includes three bedrooms: Bedroom 1 (3875 x 3350), Bed 2 (3125 x 3625), and Bed 3 (2600 x 2650). A Bathroom (1725 x 2200) is located near the stairs. The plan also shows a central staircase and a small storage area.

2nd Floor

The 2nd Floor plan features Bedroom 4 (5300 x 4325) with a bay window and a staircase. A W/C (1075 x 2400) is located at the rear of the floor. The plan also shows three wardrobes and a small storage area.

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2002/91/EC

England & Wales

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