

Peter David

Properties Ltd

Residential Sales and Lettings



Edwards Road, Pye Nest

£240,000





Nestled in the charming area of Pye Nest, Halifax, this stunning THREE BEDROOM SEMI DETACHED house is now available through Peter David Properties.

Boasting a spacious living room, a stylish dining kitchen, 3 bedrooms and a family bathroom, this house is perfect for a family looking for comfort and convenience. The off-road parking and garage add practicality to this already impressive home.

Pye Nest is a sought-after neighbourhood with a range of amenities including shops, café bars, leisure centre and a bustling market in nearby Sowerby Bridge. For commuters, the Sowerby Bridge Railway Station offers easy access to Leeds and Manchester, making this location ideal for those who work in the city but prefer a quieter lifestyle.

Step outside to discover a shared driveway, garage, front garden area, patio area and raised grassed area at the rear of the property. Imagine hosting summer gatherings or simply enjoying a peaceful evening outdoors in this lovely space.

- 3 BEDROOM SEMI DETACHED PROPERTY
- SHARED DRIVE AND GARAGE WITH PLUMBING AND ELECTRIC
- BATHROOM, KITCHEN AND BOILER REPLACED 3 YEARS AGO
- DAMP PROOFING DOWNSTAIRS WAS DONE IN 2021
- ALARM
- 3 BEDROOMS
- GREAT LOCATION
- EPC RATING D
- COUNCIL TAX BAND C

Accommodation

Entrance Hallway

Enter the property via a UPVC door, with stairs leading to the first floor and under stairs storage. Central heating radiator and access to the ground floor rooms

Lounge

11'10" x 13'9" (3.63 x 4.2)

With a stove, double glazed bay window and a central heating radiator.

Kitchen

17'9" x 10'11" (5.43 x 3.33)

Comprises of a range of matching wall, base units, an Island with breakfast bar and complementary work surfaces. Inset ceramic sink with mixer tap. Integrated electric oven and microwave oven, electric hob with over head extractor, space for an american style fridge/ freezer. Double glazed window, central heating radiator, patio doors leading to the rear garden and UPVC door leading to the side of the property.

1st Floor

Bedroom 1

10'7" x 11'10" (3.23 x 3.63)

Double bedroom with double glazed window and central heating radiator.

Bedroom 2

10'1" x 10'11" (3.08 x 3.33)

Double bedroom with double glazed window and central heating radiator.

Bedroom 3

6'7" x 7'4" (2.03 x 2.25)

Bedroom with double glazed window and central heating radiator.

Bathroom

7'1" x 6'9" (2.18 x 2.08)

Part tiled family bathroom with a white three piece suite, comprising of bath with shower attachment, basin vanity unit, low flush WC, chrome towel warmer and double glazed window.

Garage

7'1" x 14'7" (2.18 x 4.45)

With plumbing and electric

External

Shared drive providing off road parking leading to the garage. To the front is a grassed area and to the rear there is a patio area and raised grassed area.

Directions

Please use post code HX2 7DG 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



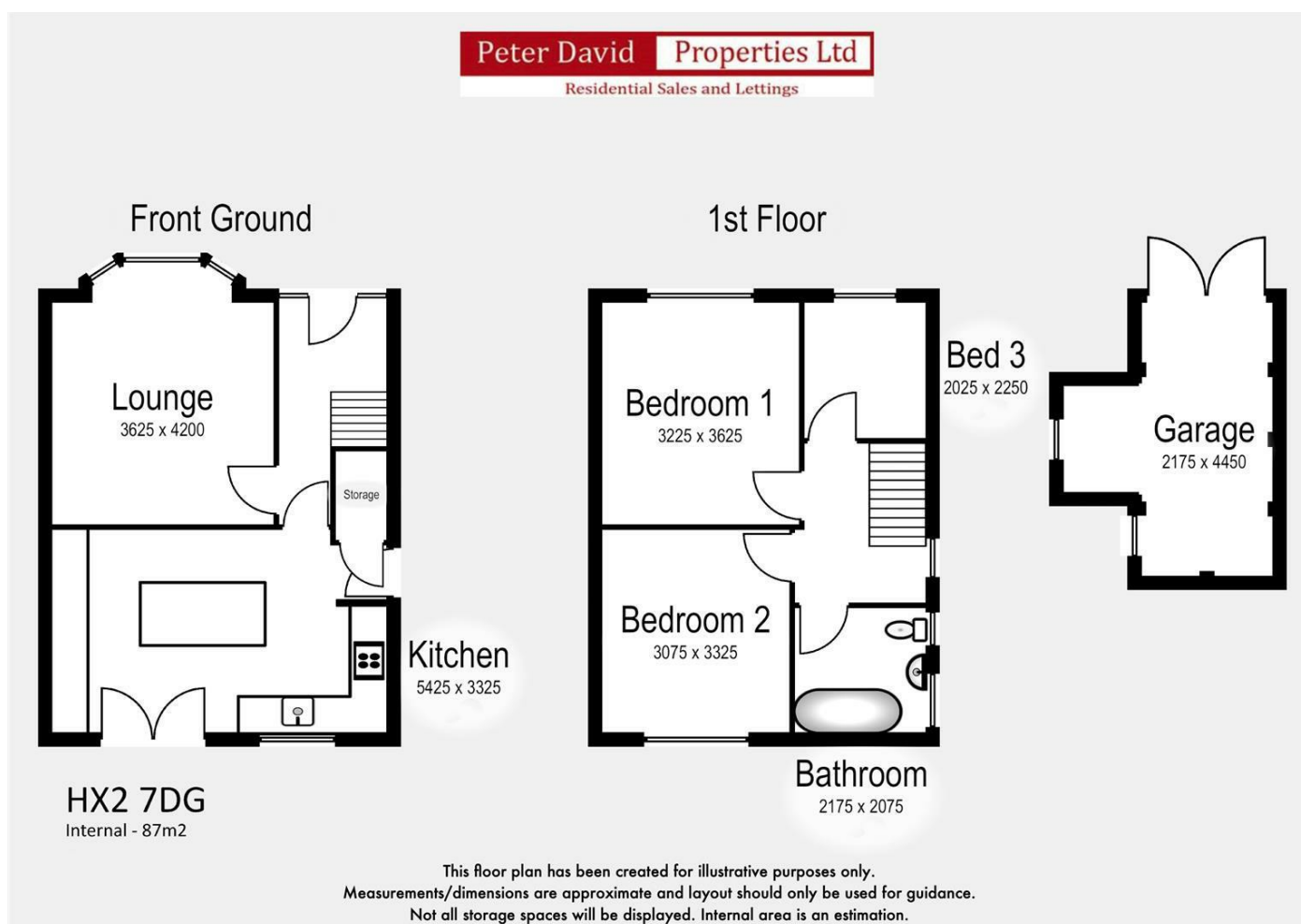
Hybrid Map



Terrain Map



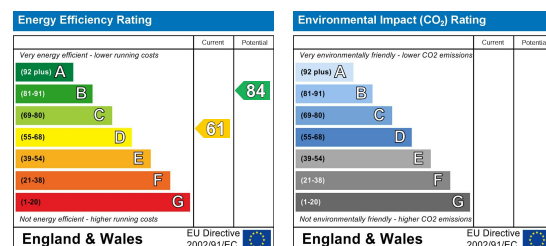
Floor Plan



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



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