



Crestfield Drive, Pye Nest, HX2 7HG

welcome to

Crestfield Drive, Pye Nest

Briefly comprising of two double bedrooms, family bathroom, living room, kitchen/diner, driveway and garage, as well as a large enclosed garden to the rear. The property is ideally located in a popular residential area. An internal viewing is essential.



Ground Floor

Enter the property from the front at ground floor level. Stairs ahead lead to first floor accommodation, whilst internal doors lead to ground floor accommodation.

Living Room

The living room is of good proportions, and will easily accommodate usual living furniture. With wood burning stove, ceiling wall and light points, central heating radiator and double glazed windows to the front and side.

Kitchen/ Diner

The kitchen/diner is modern in design and comprises of wooden wall and base units with matching island, range style cooker with splashback and extractor hood above, stainless steel sink and drainer, space/plumbing for appliances, central heating radiator, ceiling spotlights, pantry and double glazed window and door to the rear.

First Floor Bedroom One

Bedroom one is neutral in design and comprises a double glazed window to the front, ceiling light point, storage cupboard and central heating radiator. This room will; accommodate a double bed and usual bedroom furniture.

Bedroom Two

The second bedroom benefits from a double glazed window to the front, ceiling light point and central heating radiator. This room will also accommodate a double bed and usual bedroom furniture.

Family Bathroom

The bathroom comprises tiled walls, bath with shower overhead, w/c, wash hand basin, ceiling light point, heated towel radiator and double glazed frosted window.

Additional/ External

To the front is a driveway for three cars, a single garage and a well maintained flower bed with an array of shrubbery. To the rear is a good sized garden lain to lawn with ample space for outdoor seating, activities and storage. An ideal space for the whole family to enjoy!



view this property online williamhbrown.co.uk/Property/SWB108771



welcome to

Crestfield Drive, Pye Nest

- No Onward Chain
- Well Presented Throughout
- Popular Residential Location
- Garage & Driveway
- Two Double Bedrooms

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

offers over
£200,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SWB108771



Property Ref:
SWB108771 - 0002

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01422 833553



sowerbybridge@williamhbrown.co.uk



14 Wharf Street, SOWERBY BRIDGE, West
Yorkshire, HX6 2AE



williamhbrown.co.uk