



Arlington Crescent, Pye Nest, HX2 7HU

welcome to

Arlington Crescent, Pye Nest

The property has been well looked after and is ready to move into. Briefly comprising of two bedrooms, lounge, dining room, kitchen, bathroom, garden to front and rear, driveway for two cars and a detached garage!



Lounge

12' 2" x 12' 7" (3.71m x 3.84m)

The lounge is a bright space that benefits from a coal effect gas fire, wood effect flooring, double glazed widow to the front, ceiling light point and central heating radiator.

Dining Room

9' 5" x 10' 7" (2.87m x 3.23m)

The dining room benefits from a double glazed window to the rear, ceiling light point, built in storage cupboards and central heating radiator. This room will accommodate a dining table and chairs.

Kitchen

5' 2" x 10' 8" (1.57m x 3.25m)

The kitchen comprises wooden wall and base units, stainless steel sink and drainer, tiled splashback, integrated oven and gas hob with extractor hood above, space/plumbing for appliances, ceiling light point, door to the rear and door to storage cellar.

Bedroom One

12' 4" x 11' 1" (3.76m x 3.38m)

The first bedroom is a good sized double room that comprises a double glazed window to the front, ceiling light point, central heating radiator and ample built in storage. This room will easily accommodate a double bed and usual bedroom furniture.

Bedroom Two

9' 1" x 10' 7" (2.77m x 3.23m)

Bedroom two is another double room that comprises a ceiling light point, central heating radiator and double glazed window to the rear.

Bathroom

The bathroom is neutral in design and benefits from tiled flooring with underfloor heating and tiled walls, w/c, wash hand basin with unit below, shower cubicle, bath, double glazed frosted window and ceiling light point.

Additional/External

To the front is a well kept garden laid to lawn with driveway for two cars leading to the detached garage at the rear. The garage(12' X 19'7) benefits from an inspection pit, electricity, up and over electric door (remote controlled) as well as door to the side! The rear garden is a good sized space that is laid to lawn. An ideal space for everyone to enjoy in the summer months!



view this property online williamhbrown.co.uk/Property/SWB108999



welcome to

Arlington Crescent, Pye Nest

- Two Bedroom Semi Detached
- Sought After Location
- Gardens To Front And Rear
- Driveway And Garage
- Suit A Number Of Buyers

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

offers over

£180,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SWB108999



Property Ref:
SWB108999 - 0004

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