

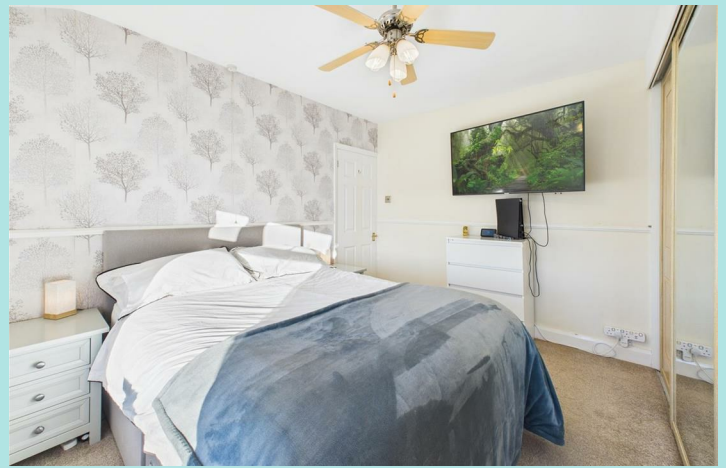


## 12 Edwards Road

Pye Nest, Halifax, HX2 7DG

### Asking Price £235,000 Freehold





Occupying a prominent and elevated position in the much-sought after area of Pye Nest, 12 Edwards Road is a beautiful three-bedroom semi-detached family home on a generous plot, offering well-presented accommodation over two floors having been renovated by the current owners.

### Location

The property is located on Edwards Road in Pye Nest, conveniently close to the town centres of Halifax and Sowerby Bridge, both offering local shops, cafes and bars and restaurants, as well as bigger chain supermarkets. The property is within the catchment area for excellent nurseries and schools and Halifax has a bus station and both Halifax have train stations offering direct link to Leeds and Manchester. The M62 motorway network is close by.

### Accommodation

Access is gained into the entrance hallway with an open staircase rising to the first floor. The first door to your right takes you through to the beautifully presented lounge which has a large bay window to the front elevation allowing for natural light while enjoying a far-reaching outlook. A fire sits at the the focal point with decorative Adam-style fireplace surround and marble hearth.

Moving back through the hallway to the kitchen/diner which offers a range of wall, drawer and base units with contrasting worksurfaces incorporating a stainless-steel sink and drainer with mixer-tap. Integrated appliances include an oven and four-ring gas hob with extractor above. A door from the kitchen/diner leads out to the side elevation where an enclosed garden creates the perfect entertaining space.

Rising to the first floor landing accessing three bedrooms and the house bathroom. The spacious principal bedroom is positioned to front of the property, benefitting from floor-to-ceiling built-in wardrobes and enjoying the same far-reaching outlook as the lounge, while the generous second bedroom also has built-in wardrobes and has an outlook over the rear garden. The third single bedroom also has a pleasant outlook while the newly fitted house bathroom has a three-piece suite comprising a w/c, wash-hand basin and panelled 'P' bath with overhead rainfall shower.

Externally, to the front of the property there is a driveway for one car with further on-street parking available. Steps lead up from the driveway to the front door, adjacent to a colourful planting and shrubbery border. A generous and well-established south-facing lawn is located to the side of the property with a flagged seating area creating the perfect entertaining space for BBQs and alfresco dining. A flagged pathway continues round the rear of the property where there is a storage shed with power and lighting.

Council tax band: B  
EPC rating: E  
Ground rent: N/A  
Service charge: N/A



ws-residential.co.uk

01484 711200



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.