



94 Pye Nest Road, Halifax, HX2 7HS

**£225,000**

Offered FOR SALE with NO CHAIN s this THREE bedroom semi-detached property in the sought after area of Pye Nest, Halifax. Accommodation comprises; Entrance hallway, lounge and dining kitchen. To the first floor; landing, three bedrooms and bathroom. Gardens front and rear and garage. The property benefits from Upvc double glazing and gas central heating and enjoys lovely views from the front. Close to amenities, transport links and access to the M62 motorway network. Ideal family home. Viewing essential.

## Ground Floor

### Entrance Hallway



Upvc obscure double glazed door with Upvc double glazed panel above to front. Coving to ceiling, laminate floor and radiator. Telephone point and shoe storage facility. Staircase access to first floor and understairs storage housing the 'Worcester' condensing combi boiler (installed 2022). Upvc obscure double glazed window to side. Doors to dining kitchen and lounge;

### Lounge 11'1" x 12'1" exc. bay (3.4 x 3.7 exc. bay)



Upvc double glazed half bay window to front, radiator and picture rail. Coving to ceiling, t.v. point and decorative feature fire with tiled base and surround and wooden fireplace.

### Dining Kitchen 11'3" x 17'8" (3.45 x 5.4)



Having a range of grey gloss wall and base units with 'Quartz effect' laminate worktop and glass splashback. Composite sink and drainer, integrated 'Beko' washing machine, 'Bosch' double electric oven and grill and 'Electrolux' five ring gas hob with extractor hood above. 'Zanussi' fridge/freezer and space and plumbing for dishwasher. Laminate floor, understairs storage housing the fusebox and electric meter. Upvc double glazed window and French doors to rear.

## First Floor

## Landing



Loft hatch, Upvc double glazed window to side and doors to bathroom and bedrooms;

### Bedroom One 10'9" x 11'3" (3.3 x 3.45)



Double bedroom with radiator, picture rail and coving to ceiling. Feature fireplace and Upvc double glazed window to front.

### Bedroom Two 9'2" to robes x 11'3" (2.8 to robes x 3.45)



Double bedroom with radiator, coving to ceiling and fitted wardrobes. Upvc double glazed window to rear.

### Bedroom Three 6'10" x 6'10" (2.1 x 2.1)

Single bedroom with radiator, laminate floor and Upvc double glazed window to front.

### Shower Room 5'10" x 7'8" (1.8 x 2.35)



Three piece suite comprising low flush w.c. pedestal wash basin with tiled splashback and walk in double shower cubicle with glass shower screen, electric 'Triton' shower and part tiled walls. Chrome heated towel radiator, extractor fan and Upvc obscure double glazed window to rear.

## External



To the front is a tiered decked, pebbled and patio garden with bushes and shrubbery. Security light. To the side is a shed with single glazed windows and door. Gas meter, outside tap, patio and flowerbed. To the rear is a pebbled and lawn garden. Summerhouse with single glazed windows and door, power and light.

## Garage

Up and over door

## Parking

Garage and on street parking

## Tenure

We have been advised by the vendor that the property is freehold.

## Energy Rating

C

## Council Tax Band

B

## Viewings

Strictly by appointment. Contact Dawson Estates.

## Property to Sell?

Call for a FREE, no obligation valuation.

## Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

## Boundaries & Ownerships

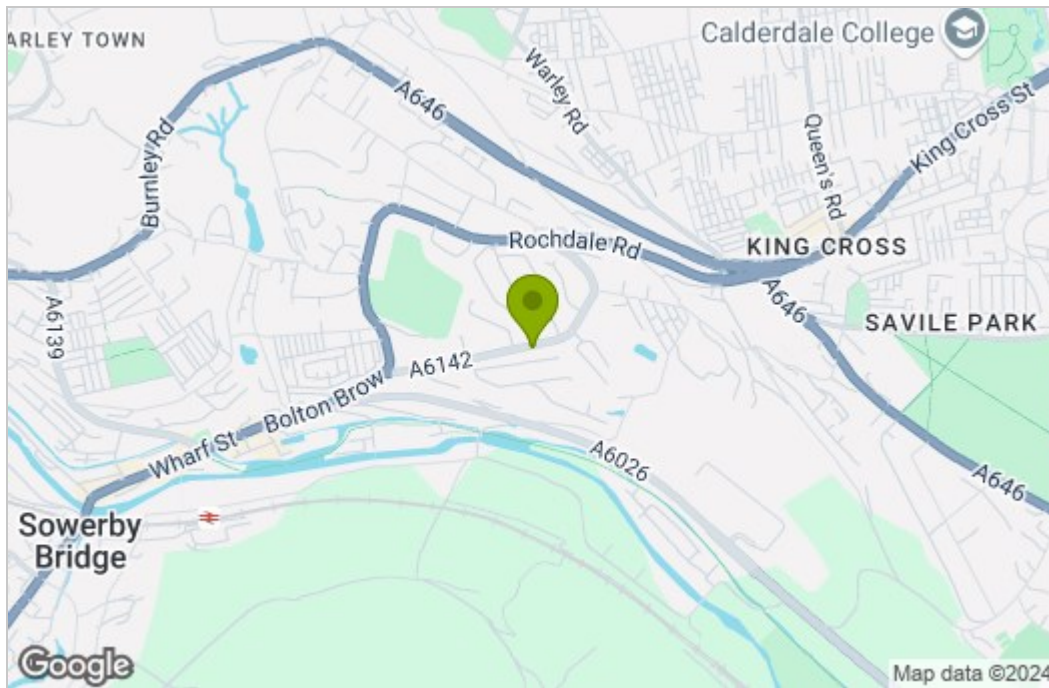
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## Mortgages

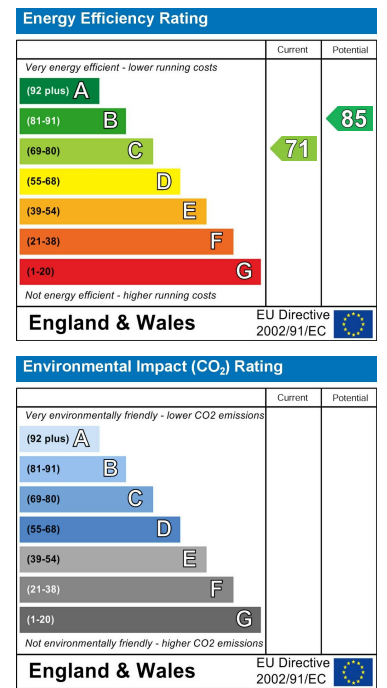
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.