



35 Pye Nest Grove, Halifax, HX2 7JY

£250,000

Offered FOR SALE with NO CHAIN is this THREE bedroom semi-detached property in the popular area of Pye Nest, Halifax. Accommodation comprises; Entrance porch, hallway, spacious lounge/diner and kitchen. To the first floor; landing, three bedrooms and bathroom. Loft is fully boarded with a window. Gardens to three sides. Garage and off road parking to front. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Ideal family home. Viewing essential.

Ground Floor

Entrance Porch

Upvc obscure double glazed door to side. Upvc double glazed window to front and side. Wood paneled ceiling.

Hallway

Radiator, telephone point and timer for outside lights. Staircase access to first floor and door to lounge/diner;

Lounge/Diner 10'5" max x 33'7" max (3.2 max x 10.24 max)



Upvc double glazed window to front and rear. Two radiators, coving to ceiling and wall light. Room stat, electric fire with stone fireplace and gas point. Door to kitchen;

Kitchen 7'3" x 17'7" (2.21 x 5.36)



Having a range of wall and base units with laminate worktop and tiled splashback. Plumbing for washing machine, gas cooker point and space for fridge/freezer. Stainless steel one and a half sink and drainer, serving hatch and Upvc double glazed window to rear. Upvc obscure double glazed door to side, 'Ideal' combi boiler (fitted 2024) and understairs storage housing the fusebox.

First Floor

Landing



Upvc double glazed window to side. Loft hatch with drop down ladder. Loft is fully boarded with power and light. Upvc double glazed window to side.

Bedroom One 8'8" x 14'9" (2.65 x 4.5)



Double bedroom with radiator and Upvc double glazed window to front.

Bedroom Two 8'8" x 11'5" (2.65 x 3.5)



Double bedroom with radiator and Upvc double glazed window to rear.

Bedroom Three 5'10" x 9'8" (1.8 x 2.95)



Single bedroom with radiator, storage cupboard and Upvc double glazed window to front.

Bathroom 5'10" x 6'4" (1.8 x 1.95)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with electric 'Triton' shower over. Fully tiled walls, Upvc ceiling and Upvc obscure double glazed window to rear.

External



To the rear is a decked garden with rockery having various shrubbery. Path and artificial grass to side. Gas and electric meter. To the front is a lawn and

patio garden with soil borders. Detached garage with power, light and water. Electric door. Off road parking.

Parking

Off road parking for two cars

Tenure

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

Water

Water meter

Energy Rating

D

Council Tax Band

C

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

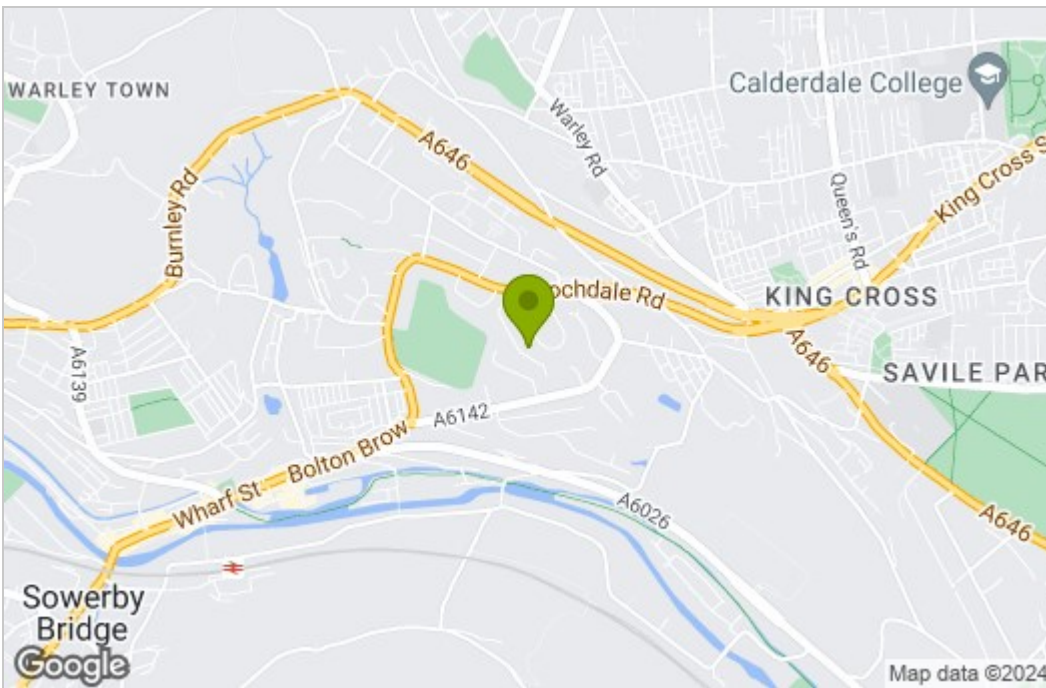
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Mortgages

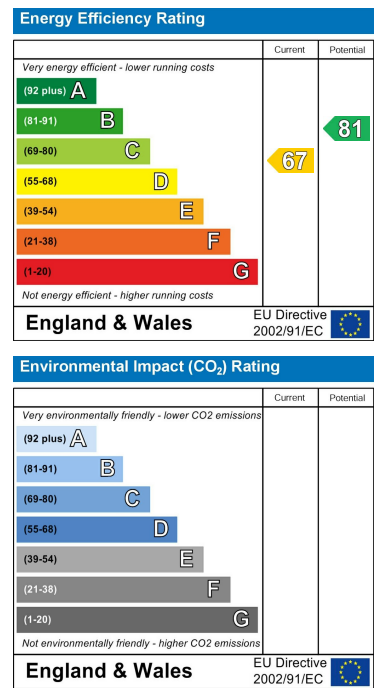
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

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.