

Chapters



**13 EDWARDS ROAD
HALIFAX**

**£145,000
FREEHOLD**

Situated in the sought-after area of Edwards Road, Pye Nest, this charming end-terrace house offers a delightful blend of modern comfort and spacious living. Recently redecorated throughout, the property boasts a fresh and inviting atmosphere, making it an ideal home for families or professionals alike. With two bedrooms, one of which features a convenient en-suite shower room, this residence provides ample space. The layout is cleverly designed over three floors, allowing for a generous living room and a dining kitchen that is perfect for entertaining guests or enjoying family meals. The property is situated in a popular neighbourhood, conveniently located near an excellent nursery, making it an attractive option for those with young children. The deceptively spacious interior ensures that every corner of the home is utilised effectively, providing a comfortable and functional living environment. Whether you are looking to buy or rent, this property is sure to impress with its modern finishes and prime location. Do not miss the chance to make this delightful house your new home.



• END TERRACE PROPERTY • TWO BEDROOMS • SET OVER THREE FLOORS • SPACIOUS KITCHEN DINER

Ground Floor

Access via a UPVC door which leads straight into the kitchen.

Kitchen

Modern fitted kitchen with matching wall and base units along with complementary work surfaces incorporating a stainless steel sink and drainer. There are integrated appliances such as oven, gas hob and extractor fan. Plumbing for a washing machine and space for a fridge freezer. Staircase to the first floor, radiator, door to under stair storage space and door to:

Bathroom

First Floor

Living Room

A spacious living room with a double glazed window to the front of the property offering beautiful views, UPVC door leading to the front of the property. There are double French doors leading to an outdoor seating area, two radiators with radiator covers, inset spot lighting and staircase leading to the second floor.

Second Floor

With loft access point

Bedroom One

A double bedroom with double glazed windows to two sides, fitted wardrobes and drawers and a radiator. Door leading to:

En-Suite

Comprising WC, corner shower cubicle and wash basin. Part tiled walls and extractor fan.

Bedroom Two

The second bedroom has a double glazed window, a radiator, cupboard storage space and bulk head storage cupboard.

External

The property has a small seating area to the front of the property and on street parking.



- GOOD SIZE LIVING ROOM • HOUSE BATHROOM AND EN-SUITE • SOUGHT AFTER LOCATION • NO UPWARD CHAIN





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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