



Pye Nest Avenue, Halifax HX2 7HT

welcome to

Pye Nest Avenue, Halifax

Located in the sought-after area of Pye Nest, this spacious three-bedroom semi-detached home offers far-reaching views, off-road parking, garage and gardens. Although in need of modernisation, the property provides excellent potential. We don't expect it to be available for long, Call for a viewing.



Lounge

17' 10" x 10' 10" (5.44m x 3.30m)

Dining Room

14' x 9' 2" (4.27m x 2.79m)

Kitchen

9' 1" x 8' 2" (2.77m x 2.49m)

Bedroom One

14' x 11' 11" (4.27m x 3.63m)

Bedroom Two

11' 9" x 8' 8" (3.58m x 2.64m)

Bedroom Three

8' 9" x 6' (2.67m x 1.83m)

Disclaimer

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Pye Nest Avenue, Halifax

- Three Bedroom Semi-Detached Property
- Popular Pye Nest Location
- Off-Road Parking, Garage And Underhouse Storage
- Amazing Far Reaching Views
- In Need Of Modernisation With Excellent Potential

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SWB109437 - 0006

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.

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