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55 Park Drive, Pye Nest, Halifax, HX2 7NP

Offers Over £295,000

- Popular & Extremely Convenient Location
- Attractive Family Accommodation
- Modern Bathroom & Downstairs Cloakroom & En Suite
- Garage & Off Road Parking
- Realistically Priced
- Extended Semi Detached Family Home
- Modern Open Plan Dining Kitchen
- 4 Good Sized Bedrooms
- Garden
- Viewing essential

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Situated in this extremely popular and convenient residential location, lies this extended four bedroomed semi-detached residence providing spacious and attractive family accommodation.

The property briefly comprises of an entrance hall, downstairs cloakroom, lounge, open plan modern fitted kitchen and dining room, conservatory, three bedrooms and a bathroom to the first floor, attic bedroom four with an ensuite to the second floor, garden, garage, off road parking for 2 vehicles, uPVC double glazing and gas central heating.

The property provides excellent access to the local communities Pye nest & Sowerby Bridge as well as easy access to Halifax town centre and the Trans Pennine road and rail network linking the business centres of Manchester and Leeds.

An internal viewing is absolutely essential to fully appreciate this delightful and attractive family home.

4 2 2

Council Tax Band: B







ENTRANCE HALL
Front entrance door opens into the entrance hall with cornice to ceiling, one double radiator and a laminate wood floor.
From the entrance hall a door opens into the cloakroom hall with UPVC double glazed window to the front elevation, one double radiator, coat hanging facilities and housing the Worcester central heating boiler.

From the cloakroom hall a door opens into a downstairs cloakroom with modern white two piece suite incorporating pedestal wash basin and low flush WC. The cloakroom is extensively tiled around the suite with complementing colour scheme to the remaining walls, extractor fan and matching flooring.

DOWNSTAIRS CLOAKROOM
With modern white two piece suite incorporating pedestal wash basin and low flush WC. The cloakroom is extensively tiled around the suite with complementing colour scheme to the remaining walls, extractor fan and matching flooring.

From the entrance hall door to the

DINING KITCHEN

KITCHEN AREA
12'3" x 11'10"
Fully fitted with a range of modern wall and base units incorporating matching Maia work surfaces, five ring gas hob with extractor above and matching splashback, single drainer sink unit with mixer tap, integrated dishwasher, integrated larder fridge, integrated microwave and integrated electric oven and grill. This attractive modern kitchen has matching splashbacks with inset spotlight fittings to the ceiling and matching laminate wood flooring. UPVC double glazed window to the rear elevation and rear entrance door. Door opens to an under-stairs cupboard providing useful storage facilities.

From the kitchen area through to the

DINING AREA
13'3" x 10'0"
With UPVC double glazed sliding patio doors opening into the conservatory, inset spotlight fittings to the ceiling, modern vertical radiator and laminate wood flooring.

From the dining area a door opens into the

UTILITY ROOM
With plumbing for an automatic washing machine, power and light. Window to the rear elevation.

From the dining area sliding patio door opens into the

CONSERVATORY
12'9" x 8'11"
With UPVC double glazed windows to three elevations providing this room with a light and spacious aspect. UPVC double glazed French doors open onto the rear flagged garden. Single radiator and laminate wood floor. The ceiling is also UPVC double glazed with fitted blinds and the windows are fitted with electric blinds.

From the dining area bi folding doors open into the

LOUNGE
12'11" x 12'2"
With square bay window to the front elevation incorporating UPVC double glazed units, feature Adam style fireplace to the chimney breast with marble inset and hearth and coal effect living flame gas fire.

From the entrance hall stairs with fitted carpet lead to the

FIRST FLOOR LANDING
With fitted carpet.

From the landing door to

BEDROOM THREE
14'2" x 5'6"
With UPVC double glazed windows to the front and side elevations, one double radiator and laminate wood flooring. This bedroom is presently used as an office/study.

From the landing door to the

BATHROOM
Modern white three piece suite incorporating hand wash basin set in vanity unit with mixer tap, low flush WC and large walk-in shower cubicle with rainfall and handheld shower units. The bathroom is extensively tiled with complementing colour scheme to the remaining walls. Two UPVC double glazed windows to the rear elevation and matching flooring. Chrome heated towel rail, inset spotlight fittings to the ceiling and an extractor fan.

From the landing door to

BEDROOM TWO
12'4" x 10'2"
This double bedroom has fitted wardrobes running the full length of one wall, UPVC double glazed window to the rear elevation, one double radiator, TV point and fitted carpet.

From the landing door to

BEDROOM ONE
12'2" x 10'5"
This double bedroom has a UPVC double glazed window to the front elevation, cornice to ceiling, one double radiator and fitted carpet.

From the landing door to stairs with uPVC double glazed window to the rear elevation and a fitted carpet lead to

ATTIC BEDROOM FOUR
16'11" x 14'0"
This spacious attic conversion has a large Velux double glazed skylight window, exposed beams to the ceiling, one double radiator and fitted carpet.

From the attic bedroom a door opens into the

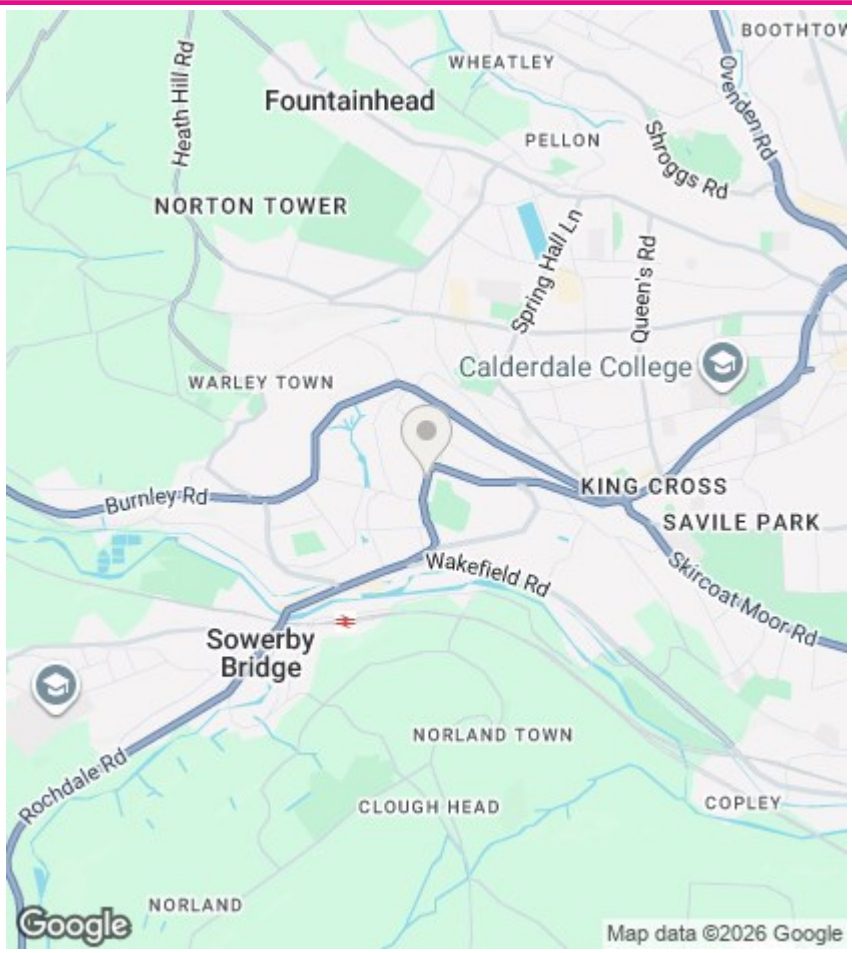
EN SUITE SHOWER ROOM
Fitted with a modern white three-piece suite incorporating pedestal wash basin, low flush WC and shower cubicle with shower unit. Velux double glazed skylight window, inset spotlight fittings and one double radiator.

GENERAL
The property is constructed of brick and is surmounted by a tiled roof. It benefits from all main services including gas, water and electricity, together with UPVC double glazing and gas central heating. The property is Freehold and is in Council Tax Band B.

EXTERNAL
To the front of the property there is a small garden with path leading to the front entrance door. A block paved driveway to the front of the property provides off-road parking for two vehicles. There is a communal blocked paved drive to the side of the property which leads to a detached garage with an up and over door.

To the rear is a further garden with patio area and access to the side garage door.

VIEWING STRICTLY BY APPOINTMENT
Please telephone Property @ Kemp & Co on 01422 349222 to arrange a viewing.



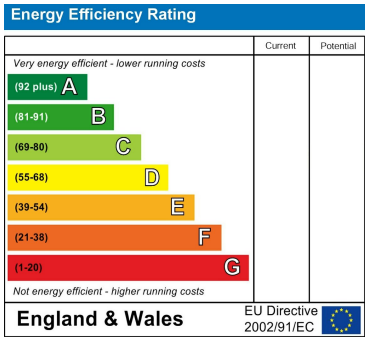
Directions

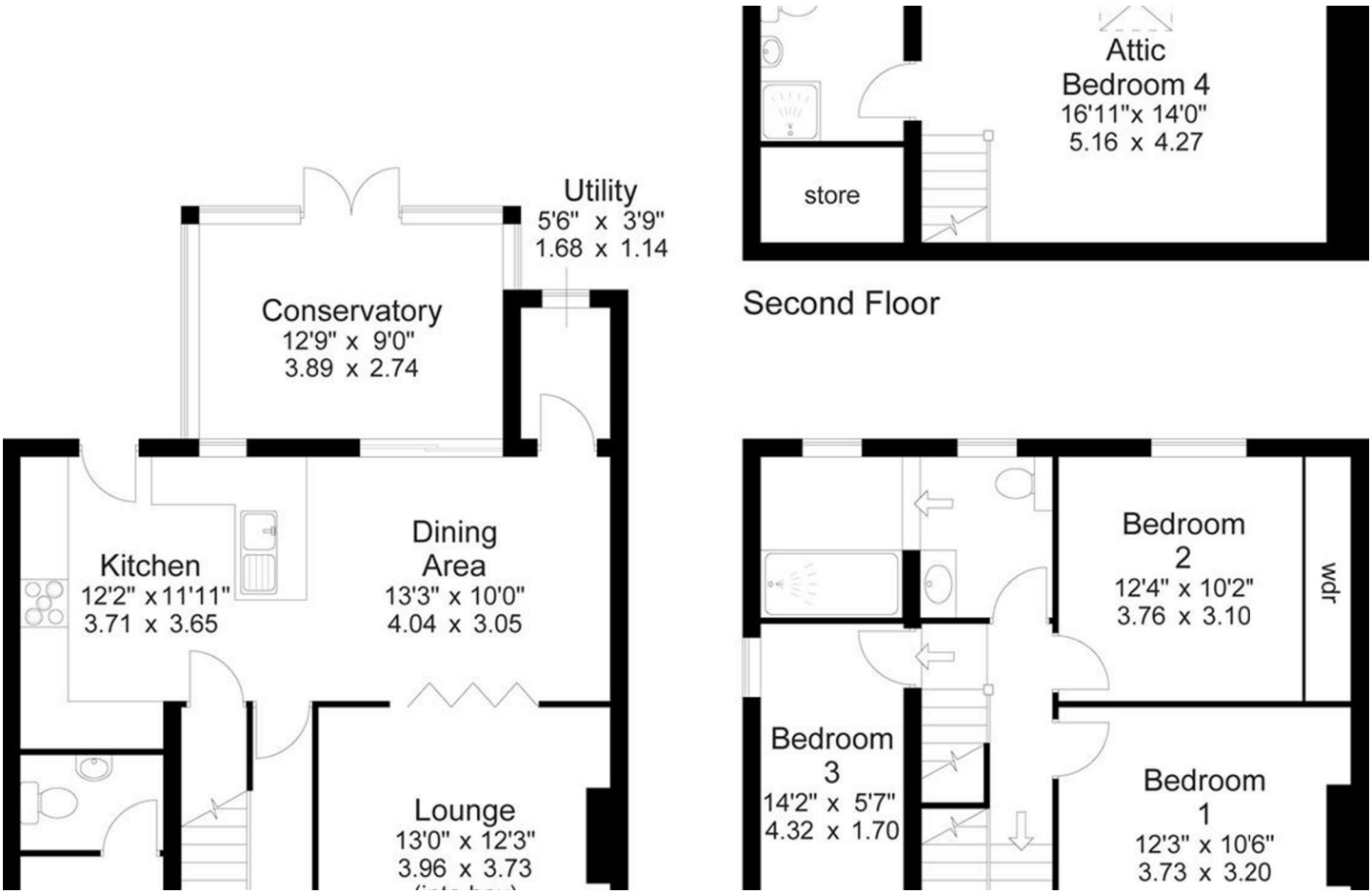
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Viewings

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EPC Rating:





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