



142. Pye Nest Road, Halifax, HX2 7HS

Offers Around £269,995

- : Semi Detached Family Home
- : 2 Reception Rooms & Downstairs Cloakroom
- : Modern Kitchen & Bathroom
- : Gardens
- : Close To Outstanding Schools
- : Popular & Convenient Location
- : 4 Good Sized Bedrooms
- : Integral Garage with Utility Area & Electric Door
- : Easy Access to Sowerby Bridge & Halifax
- : Viewing Essential

## 142. Pye Nest Road, Halifax HX2 7HS

Situated in this highly desirable and extremely convenient residential location lies this modern four bedroom semi detached residence providing ideal family accommodation. The property briefly comprises an entrance hall, two reception rooms, modern fitted kitchen, downstairs cloakroom, integral garage, four good sized bedrooms, bathroom, garden to the front, off road parking, and drive and tarmac area to the rear, together with uPVC double glazing and gas central heating.

The property provides excellent access to the local amenities of Pye Nest, as well as easy access to Halifax, Sowerby Bridge and the Trans-Pennine road and rail network linking the business centres of Manchester and Leeds.

Very rarely does an opportunity arise to purchase a four bedroom semi detached property in this sought after location and, as such, an early inspection to view in order to avoid disappointment is strongly recommended.



Council Tax Band: C



### ENTRANCE HALL

Front entrance door opens in to the entrance hall with cornice to ceiling one radiator and a fitted carpet

From the entrance hall door to the

### LOUNGE

11'4" x 14'9"

With uPVC double glazed windows to the front and side elevations, cornice to ceiling, double radiator, one TV point and a fitted carpet.

From the entrance hall a sliding door opens into the kitchen.

### KITCHEN

11'5" x 8'2"

Fitted with a range of modern units incorporating matching work surfaces with a single drainer one and a half bowl sink unit with mixer tap, electric cooker and plumbing for an automatic dishwasher. The kitchen has matching splashbacks with complementing dūcor, the remaining walls, and a uPVC double glazed window to the front elevation.

From the kitchen through to the

### DINING ROOM

12'5" x 14'1" narrowing to 10'10"

With uPVC double glazed French doors opening onto the rear patio, cornice to ceiling, double radiator, one TV point and a fitted carpet.

From the dining room a door opens to the

### DOWNSTAIRS CLOAKROOM

With modern hand wash basin and low flush WC.

From the dining room a door opens into the

### INTEGRAL GARAGE

16'10" x 11'5" max x 8'3"

This single garage has an electric up and over door and provides excellent storage facilities. It has a double glazed window to the side elevation. There is a utility area with plumbing for an automatic washing machine, space for a tumble dryer, power and light, and also houses the Ideal Logic central heating boiler.

From the entrance hall, stairs with fitted carpet lead to the first floor landing

### FIRST FLOOR LANDING

With access to a fully insulated and boarded loft via loft ladder.

There is a radiator and fitted carpet and a door to an airing cupboard with fitted shelves providing useful storage facilities.

From the landing door to

### BEDROOM THREE

12'5" x 6'10"

With uPVC double glazed window to the rear elevation, single radiator and fitted carpet.

From the landing door to

### BATHROOM

With 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 hand held shower units. The bathroom is fully tiled and has a panelled ceiling, chrome heated towel rail/radiator and a uPVC double glazed window to the rear elevation.

from the landing door to

### BEDROOM ONE

16'6" x 8'0"

With uPVC double glazed window to the rear elevation, radiator and fitted carpet. This double bedroom has a modern stand alone bath and there is plumbing for wash basin and WC if required.

From the landing door to

### BEDROOM TWO

10'11" narrowing to 7'9" x 11'3"

This second double bedroom has wardrobes to one wall, uPVC double glazed window to the front elevation enjoying attractive views, single radiator and fitted carpet.

From the landing door to

### BEDROOM FOUR

11'5" max narrowing to 8'2" x 7'6"

With uPVC double glazed window to the front elevation, again enjoying attractive views, one single radiator and fitted carpet.

### GENERAL

The property has the benefit of all main services, gas, water and electric, with the added benefit of uPVC double glazing and gas central heating. The property is freehold and is in Council Tax Band C.

### EXTERNAL DETAILS

To the front of the property there is a terraced rockery garden with mature plants and shrubs and flagged paths leading to a flagged patio and access to the front entrance door. To the side of the property there is a flagged path with raised border with mature plants and shrubs.

To the rear of the property there is a tarmac drive providing access to the integral garage with further parking on a tarmac area. There is a raised flowerbed with mature planting and a flagged patio area which is accessed from the dining room.



### Directions

SAT NAV HX2 7HS

### Viewings

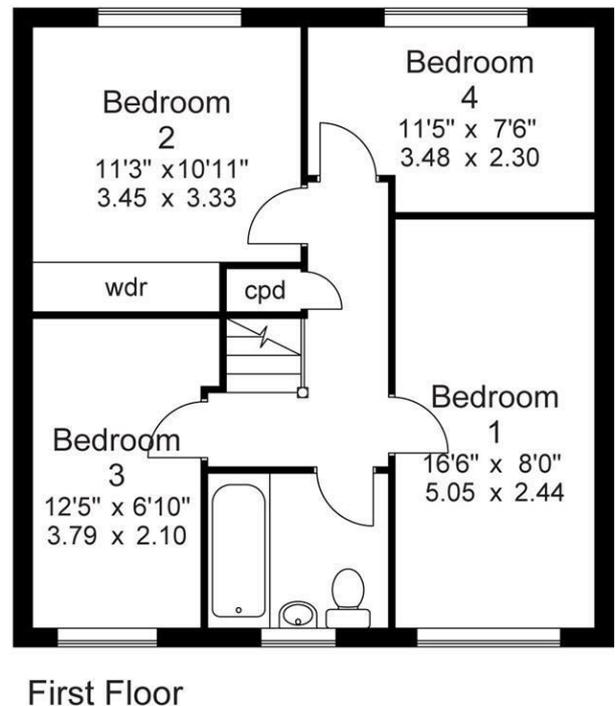
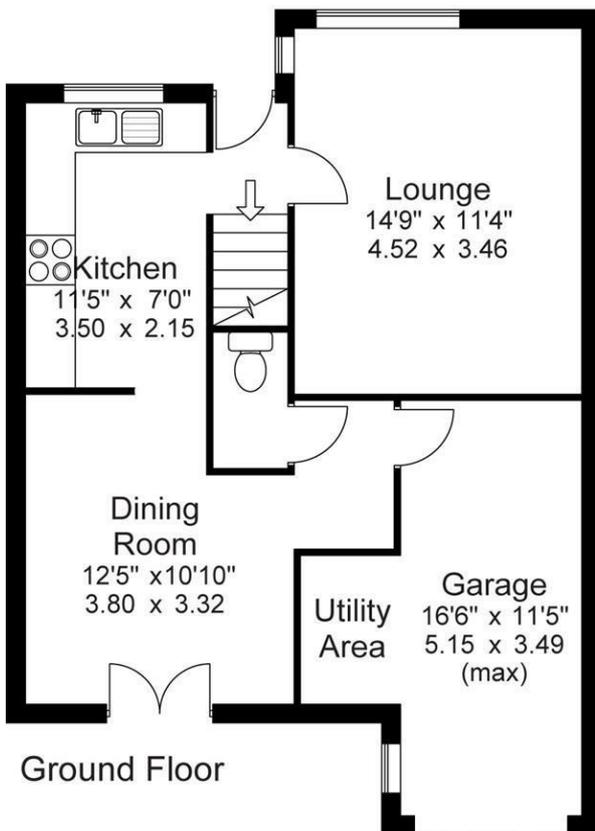
Viewings by arrangement only. Call 01422 349222 to make an appointment.

### EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	83
(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	

Approx Gross Floor Area = 1152 Sq. Feet  
= 107.1 Sq. Metres



For illustrative purposes only. Not to scale.