Chapters



7 PYE NEST AVENUE
HALIFAX

£275,000

Located on Pye Nest Avenue in Halifax, this three bedroom semi detached house offers well presented accommodation with a spacious reception room, large dining kitchen and useful outdoor space.

The property comprises three good sized bedrooms, providing comfortable accommodation for families, first time buyers or those looking for additional space. The bathroom is conveniently positioned to serve the bedrooms, while the large dining kitchen provides a practical space for everyday living and entertaining. A particular feature of the property is the large balcony, which enjoys views across the surrounding countryside and provides a pleasant outdoor space to sit and enjoy the views.

Externally, the property benefits from off road parking and a large rear garden with plenty of space for outdoor seating, entertaining and family activities. The property is conveniently located close to local schools, shops and other amenities. Offering spacious accommodation, countryside views and generous outdoor space, this property is well worth viewing. Don't miss the opportunity to make this house your home.





• DESIRABLE RESIDENTIAL LOCATION • THREE BEDROOM SEMI DETACHED PROPERTY • BALCONY AND VIEWS OVER THE COUNTRYSIDE

Entrance

Entering through a UPVC door into the vestibule, which benefits from a radiator and provides access through to the main accommodation.

Living Room

A large and spacious living room with radiator, double-glazed sliding doors opening onto the balcony with views over the countryside, and door to:

Kitchen Dining Room

A modern kitchen fitted with matching wall and base units, work surfaces, sink with drainer and tiled splashbacks. Double-glazed window to the rear provides lovely views over the surrounding countryside. There is plumbing for a washing machine and dishwasher, together with space for a fridge freezer. The adjoining dining area offers ample space for a large dining table and chairs, with a double-glazed window to the front, radiator and loft hatch. The loft is accessed via a convenient drop-down ladder and offers excellent potential for conversion, providing the opportunity to create additional living accommodation.

Bedroom Three

A double bedroom with double-glazed window to the front aspect and radiator.

Lower Ground Floor

Lower ground floor with radiator and doors leading to...

Bedroom Two

A double bedroom with double-glazed window to the rear, radiator, space for freestanding furniture and door to WC.

WC

Fitted with a WC and wash hand basin with vanity unit.

Bedroom One

A large double bedroom with radiator, walk-in wardrobe, UPVC door and double-glazed window to the rear, enjoying views over the garden.

Bathroom

Fully tiled bathroom with bath and overhead shower, complemented by a glass shower screen. The room also features a WC, wash hand basin set within a vanity unit, radiator and frosted double-glazed window to the rear.





• LARGE REAR GARDEN • OFF ROAD PARKING • WELL PRESENTED THROUGHOUT • CLOSE TO LOCAL SCHOOLS AND AMENITIES • GOOD TRANSPORT LINKS

External

To the rear of the property is a large patio area providing space for outdoor seating, leading onto a substantial lawned garden with mature trees and shrubs. There is also a storage shed and gated access leading to a further large decked area with an additional storage shed.

To the side of the property, steps lead up to the front of the property. To the front, there is off-road parking for two cars together with an EV charging point.

Anti-Money Laundering

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £54 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.







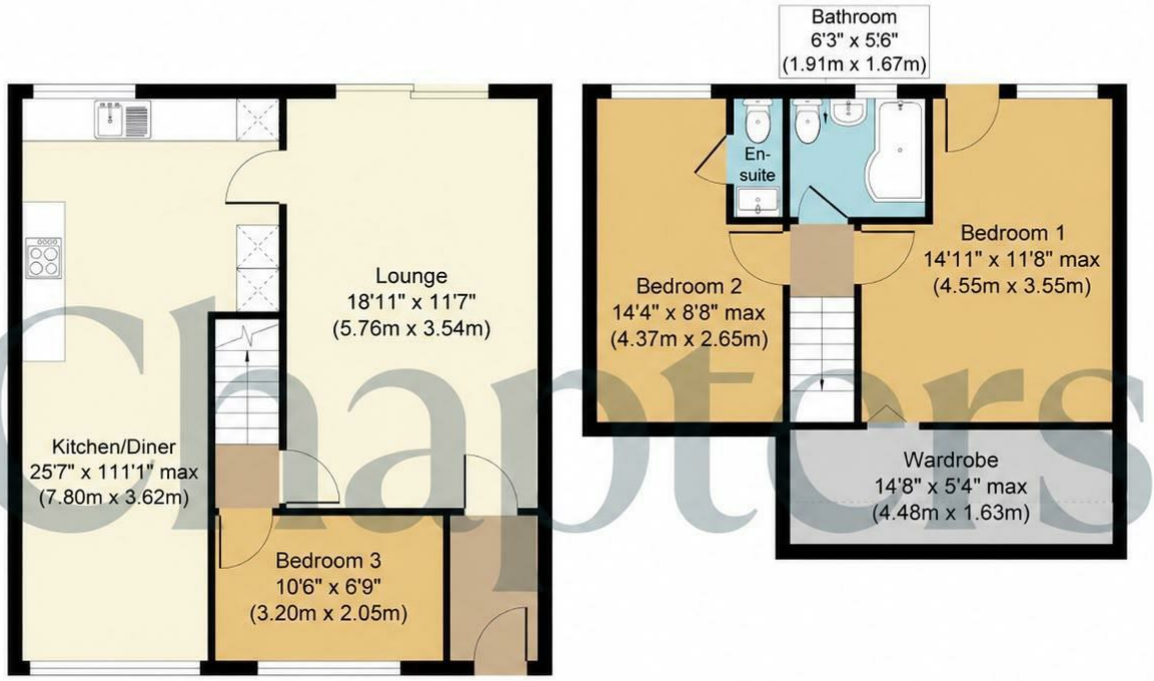






Additional Information

Local Authority	-	Calderdale	**Floor Area**	-	sq ft
Council Tax	-	Band C	**Tenure**	-	
Viewings	-	By Appointment Only			

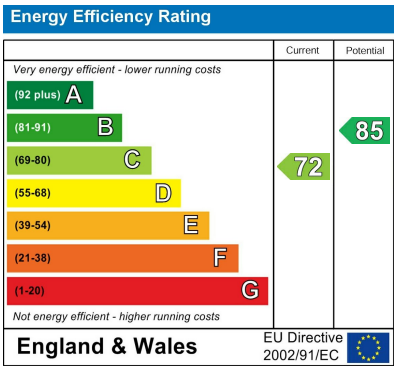


Ground Floor
Approximate Floor Area
618 sq. ft
(57.42 sq. m)

Lower Ground Floor
Approximate Floor Area
440 sq. ft
(40.88 sq. m)

Whist every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, prospective purchase or funding prospects This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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