



**1 CALDER AVENUE
PYE NEST
HALIFAX
HX2 7DL**

Offers in the region of:
£178,500



**Central House, Central Street,
Halifax HX1 1HU
Tel: (01422) 341411
www.redwoodsonline.co.uk**

An exceptionally well maintained two bedroom stone built end through terrace house situated in this well regarded residential area. The accommodation has both gas central heating and upvc double glazing. Also briefly comprises: - Spacious lounge with cast iron log burner, dining kitchen with good range of modern units incorporating oven, hob and extractor, main bedroom, with quality built in robes, further bedroom and spacious bathroom with white suite and boarded loft space providing storage. Flagged forecourt, enclosed side garden and raised decked area and further rear yard. An ideal first time purchase where internal viewing is highly recommended.

CONSTRUCTION

The property is built of stone and has a blue slate roof.

ACCOMMODATION COMPRISES: -

GROUND FLOOR

Lounge

4.47 m (14'8) max x 4.30 m (14'1)

Cast iron log burner on stone hearth, cornice and ceiling rose and double radiator.

Inner lobby

Leading to: -

Dining kitchen

4.51 m (14'9) x 2.39 m (7'10)

Part tiled, inset multi bowl stainless steel sink unit with mixer taps, good range of modern wall and base units with laminated work surfaces. Integrated gas hob, electric oven and extractor hood and plumbing for automatic washing machine. Wall mounted Ideal Logic combination gas central heating boiler, coving, radiator and upvc external door.

Useful store under stairs

FIRST FLOOR

Landing

Front double bedroom/bedroom 1

4.02 m (13'2) to chimney breast x 3.46 m (11'4)

With built in robes and overhead cupboards to both alcoves and radiator.

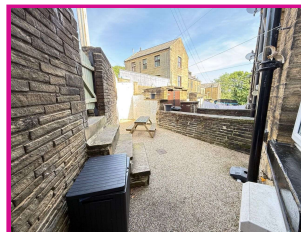
Rear bedroom/bedroom 2

4.16 m (13'8) x 1.98 m (6'6)

With radiator. Access to: -

Boarded loft space

4.54 m (14'10) x 5.02 m (16'5) max



Spacious bathroom

With three piece white suite incorporating panel bath with mixer taps, mixer shower over bath with shower guard, pedestal wash hand basin with mixer taps and low flush wc and radiator.

External

Flagged forecourt. To the side of the property there is an enclosed garden with raised decked area. To the rear of the property there is an enclosed yard.

Services

All main services are installed. The property has the benefit of both gas central heating and upvc double glazing to all windows. The Council tax band for the property is band A. The Energy Efficiency rating for the property is band D.

Further note

Carpets, curtains and light fittings may be available via negotiation.

Directions

From King Cross proceed down Rochdale Road, left into Pye Nest Road, left again in Edwards Road and third right into Calder Avenue. The property is then immediately on the left. Postcode is HX2 7DL.

Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers/tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

MONEY LAUNDERING REGULATIONS:

1. 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 will be no delay in agreeing the sale.
2. General: While we endeavor to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property

28052026, 16:46 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
1, Calder Avenue Hill Top, HX2 7DL	Energy rating D	Valid until: 26 November 2028 Certificate number: 9559-2838-6297-9428-8191
Property type	End-terrace house	
Total floor area	78 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

See how to improve this property's energy efficiency.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales: the average energy rating is D the average energy score is 60

Score Energy rating Current Potential

10+	A		91-100
81-91	B		69-80
69-80	C		55-68
55-68	D	48 D	39-54
39-54	E		21-38
21-38	F		1-20
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/9559-2838-6297-9428-8191?print=true>

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