Peter David Properties Ltd

Residential Sales and Lettings



Pye Nest Rise,

£325,000

2 2 1 D









Nestled in the highly sought-after area of Pye Nest Rise, Halifax, this stunning two-bedroom detached bungalow is a true gem.

Fully renovated to an exceptional standard, this property offers a perfect blend of modern living and comfort, making it an ideal 'turnkey' home for discerning buyers.

As you enter, you are greeted by a stylish open-plan kitchen that is flooded with natural light. It features a range of contemporary floor- and wall-mounted storage units, complemented by solid worktops, making it a delightful space for culinary enthusiasts.

Additionally, the dining area is spacious enough to accommodate a large dining table, perfect for entertaining family and friends.

The lounge is a highlight of the home, boasting generous natural light and far-reaching countryside views. With ample space for a two-seater sofa suite and media unit, it is an inviting area to relax and
unwind. The feature sliding patio doors provide seamless access to the beautifully landscaped rear garden, enhancing the indoor-outdoor living experience.

The principal bedroom is a stylish retreat, benefiting from abundant natural light and impressive views. It features elegant wood panelling and fitted wardrobes, providing both comfort and practicality. The en-suite bathroom is equipped with a walk-in
shower unit, low-level flush WC, and wash hand basin, ensuring convenience and luxury.

The second double bedroom is equally inviting, accommodating a double bed and additional freestanding furniture, with fitted wardrobes for extra storage. The main bathroom is tastefully tiled and includes a fitted bath with an overhead shower unit, low-level flush WC, and a stylish wash hand vanity unit, complete with a vertical chrome heated towel rail.

Outside, the mature and landscaped garden offers a tranquil retreat, with further potential to extend the property if desired.

- TWO BEDROOM BUNGALOW
- BEAUTIFUL VIEWS ACROSS THE VALLEY
- TASTEFULLY DECORATED THROUGHOUT
- MASTER BEDROOM WITH EN-SUITE
- SOUGHT-AFTER LOCATION
- DETACHED GARAGE AND OFF-ROAD PARKING
- EPC RATING - C
- COUNCIL TAX BAND - D

Accommodation

Dining Kitchen
11'9" x 19'1" (3.6 x 5.82)

Lounge
11'9" x 14'1" (3.6 x 4.3)

Bedroom one
8'9" x 12'1" (2.67 x 3.7)

En suite
4'7" x 5'10" (1.42 x 1.8)

Bedroom two
8'9" x 12'6" (2.67 x 3.82)

Bathroom
5'6" x 6'4" (1.7 x 1.95)

Directions
Please use postcode HX2 7HJ for sat nav directions.

PLEASE NOTE
1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.
2. General: While we endeavour 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.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Road Map



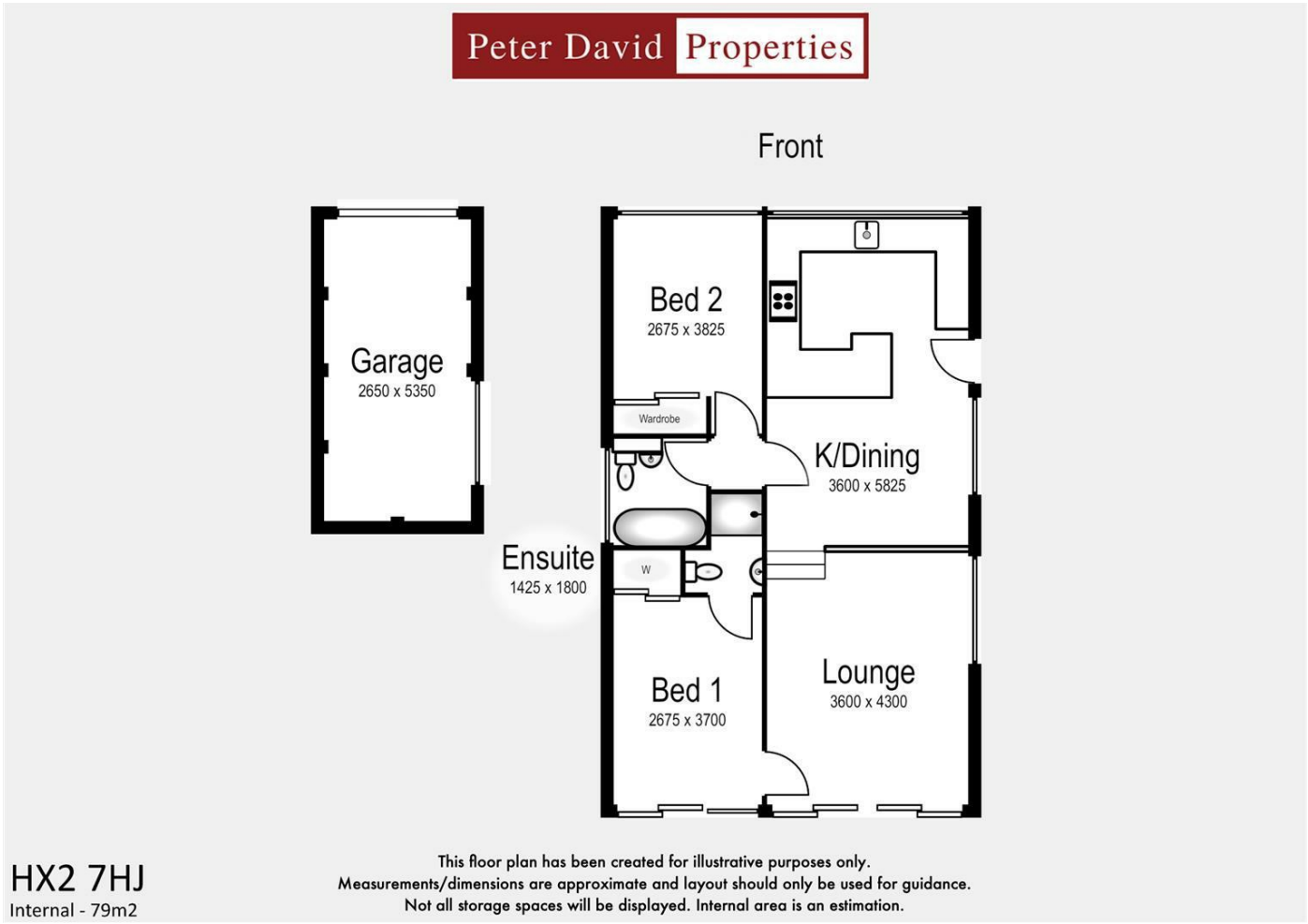
Hybrid Map



Terrain Map



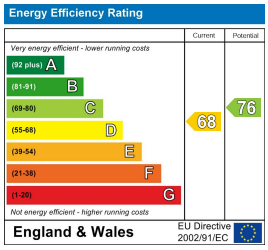
Floor Plan

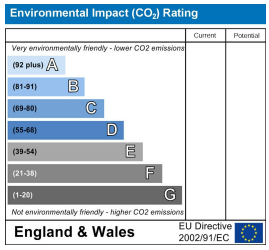


Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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