







178 ROCHDALE ROAD

PYE NEST | HX2 7JT

This handsome terraced home offers deceptively spacious accommodation in a convenient location between Sowerby Bridge and Halifax.

The characterful accommodation, ideal for a family, offers FOUR BEDROOMS arranged over three levels, together with a spacious basement utility room and adjoining storeroom.

Open views are enjoyed from the front elevation, with a fully enclosed garden to the front and off-road parking to the rear, together with easy additional on-road parking.

NO UPWARD CHAIN.



GROUND FLOOR

Entrance Hall
Sitting Room
Dining Kitchen

FIRST FLOOR

Bedroom 1
Bedroom 2
Bedroom 3
House Bathroom

LOWER GROUND FLOOR

Utility Room
Store Room

SECOND FLOOR

Bedroom 4

EPC RATING

D

COUNCIL TAX

C

INTERNAL NOTES

The property is accessed via a spacious and bright hallway, with staircase rising to the first floor.

The well-proportioned sitting room is bright and airy, with a large bay window flooding the room with natural light, and features a stone fireplace with an attractive multi-fuel stove.

The well-equipped dining kitchen houses a range of base and wall units, an island with breakfast bar seating, a double electric oven, five-ring gas hob and filter canopy above, plumbing for a dishwasher, and space for an American-style fridge freezer. There is an external door accessing the rear parking, together with a door accessing the cellar.

On the lower ground floor is a useful store room and a generously proportioned utility room with Belfast sink, plumbing for a washing machine, space for a dryer and housing the boiler.

Three of the four bedrooms are located on the first floor, two of which are large doubles. Bedroom 1 features an attractive cast iron fireplace. The fourth bedroom occupies the second floor and has a large Velux window. The bedrooms are complemented by a four-piece family bathroom comprising bath, separate shower cubicle, WC and feature basin.

EXTERNAL

There is a low-maintenance, fully enclosed garden to the front of the property, with two off-road parking spaces at the rear, plus easy on-road parking.

LOCATION

The property is conveniently located between Sowerby Bridge and Halifax, ideal for access to the wide range of local amenities offered by both, including supermarkets, shops, pubs and restaurants.

The M62 (J24 and J22) is within 20 minutes' drive, allowing speedy access to the motorway network. There are mainline railway stations in Sowerby Bridge and Halifax, while a regular bus service runs from nearby.

SERVICES

All mains services. Gas central heating with boiler located in the utility room. UPVC double glazing.

TENURE

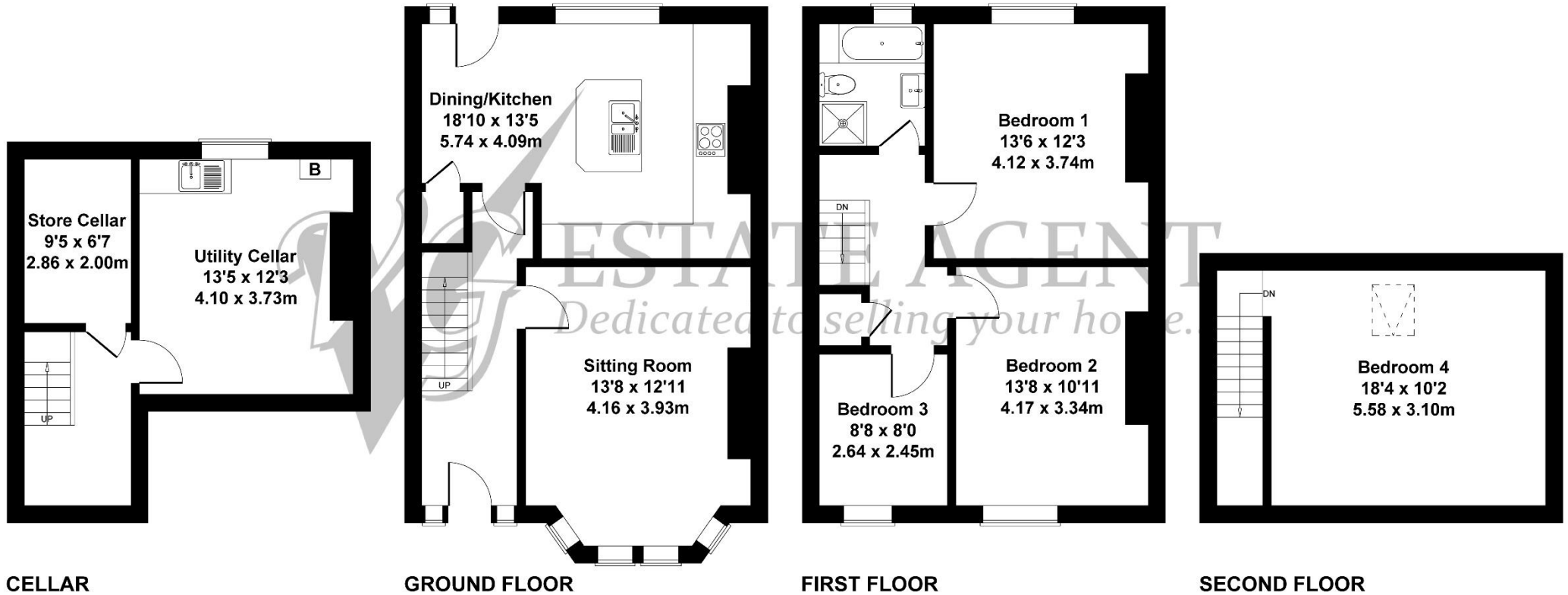
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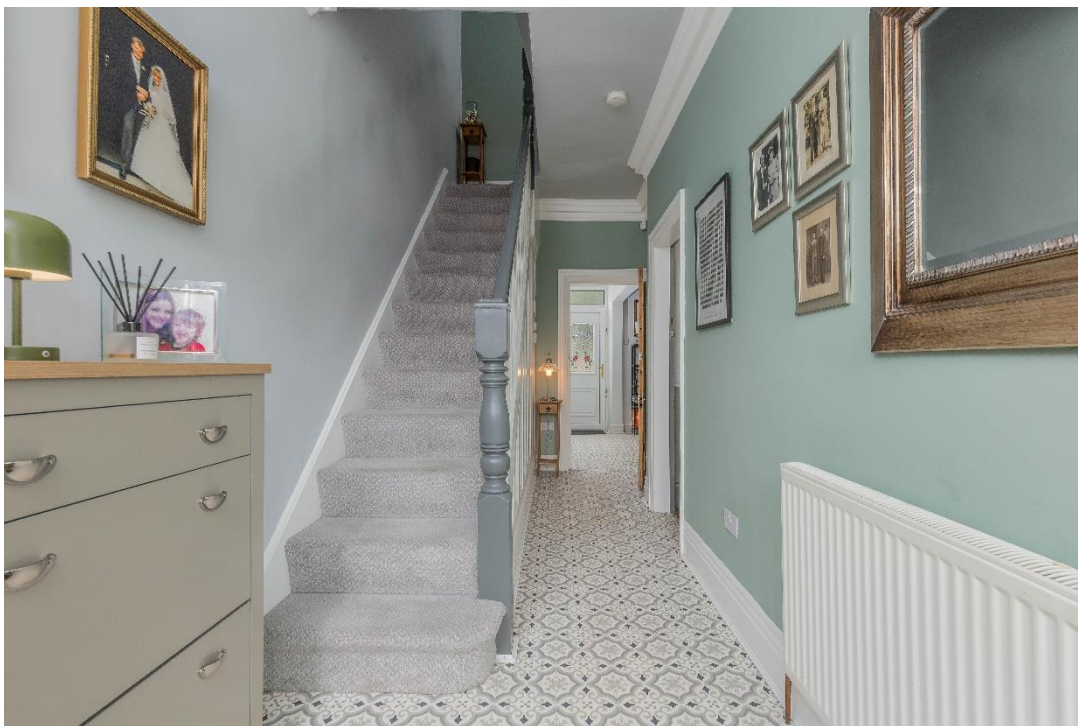
DIRECTIONS

From Ripponden take the A58 Halifax Road towards Sowerby Bridge and continue under the railway bridge into the town centre. Continue through Sowerby Bridge and up the hill towards Halifax. At the mini roundabout take the 1st exit and continue uphill, passing Crow Wood Park on the right. Continue along Rochdale Road and the property can be found on the left-hand side, immediately after the left hand turning for Willowfield Road. The property is identified by our sale board.



Approximate Gross Internal Area
1604 sq ft - 149 sq m





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MONEY LAUNDERING REGULATIONS

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.