

Peter David

Properties Ltd

Residential Sales and Lettings



Pye Nest Road,

Offers In The Region Of £220,000



142 Pye Nest Road , Halifax, HX2 7HS



Peter David are delighted to offer this FOUR BEDROOM SEMI DETACHED RESIDENCE for sale. Set in an elevated position enjoying far reaching views towards Norland, an integral garage and a large off road parking area we expect this home to be of interest to a growing family.

Pye Nest is a very popular and well established residential area not least because of the convenient location being both close to Halifax and Sowerby Bridge and all the amenities and facilities they offer.

Outside to the front of the property you will find a tiered garden with established planting and steps leading to the front door. A pathway leads down the side of the property to the rear bordered by established plants and shrubbery. A drive to the side brings you to the rear of the property where you will find ample off road parking and access to the integral garage.

The property offers substantial living space with two reception rooms, two bathrooms, four bedrooms and is equipped with gas central heating and double glazing.

The internal accommodation comprises:

Accommodation

Entrance vestibule

You step into the entrance vestibule from the front of the property where you will find a staircase leading to the first floor and access to the ground floor rooms.

Living room

11'4" x 14'9" (3.47 x 4.50)

The focal point to this room is the wonderful ornate stone fireplace with an inset living flame gas fire. Double glazed window overlooking the front enjoying the far reaching views and central heating radiator.

Dining room

10'9" x 12'5" (3.30 x 3.80)

With a patio door set giving access to the rear of the property and central heating radiator.

Kitchen

7'6" x 11'5" (2.30 x 3.50)

With a range of matching wall and base units. Complementary work surfaces with a tiled splash back. Inset one and a half bowl stainless steel sink. Space for a cooker and filter hood above. Space for an under counter fridge/freezer. Double glazed window and central heating radiator.

Downstairs wc

A useful downstairs wc with a low flush wc and in built wash basin.

Integral garage

8'3" x 17'0" (2.52 x 5.20)

A good sized garage with an external access door. Wall mounted gas combination boiler. Power and plumbing for a washing machine and tumble dryer.

First floor

Landing

Central heating radiator. Access to the bedrooms and loft access.

Bedroom 1

7'11" x 16'7" (2.42 x 5.07)

With a range of built in wardrobes offering storage solutions. Open plan ensuite with shower enclosure, low flush wc and built in wash basin. Double glazed window and central heating radiator.

Bedroom 2

10'2" x 11'5" (3.10 x 3.50)

With built in wardrobes for storage. Double glazed window and central heating radiator.

Bedroom 3

6'10" x 12'5" (2.10 x 3.80)

Double glazed window and central heating radiator.

Bedroom 4

11'1" x 7'3" (3.40 x 2.22)

With built in mirrored wardrobes. Double glazed window and central heating radiator.

Family shower room

6'5" x 6'6" (1.97 x 2.00)

A modern fully tiled shower room with a three piece white suite comprising of a walk in shower with mixer shower and shower screen, low flush wc and wash basin with vanity unit below. Mirrored wall cabinet. Frosted double glazed window and central heating radiator.

External details

To the front of the property you will find a tiered garden with established planting and steps leading to the front door. A pathway leads down the side of the property to the rear bordered by established plants and shrubbery. A drive to the side brings you to the rear of the property where you will find ample off road parking and access to the integral garage. The property can be accessed from the rear.

Directions

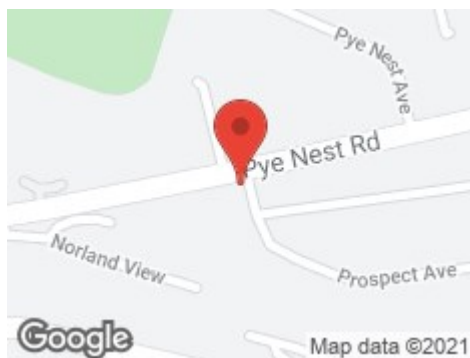
Please use the postcode HX2 7HS for sat nav directions

PLEASE NOTE

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



Hybrid Map



Terrain Map

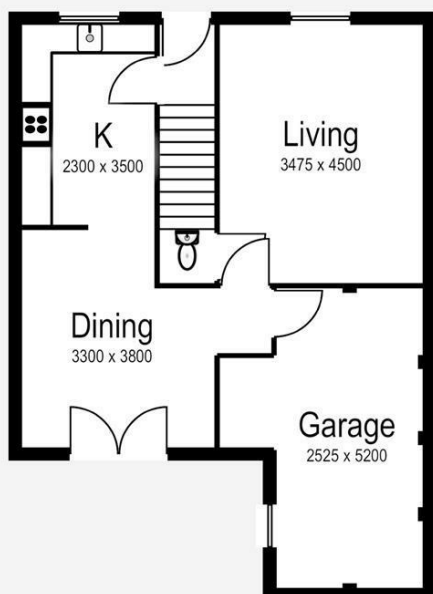


Floor Plan

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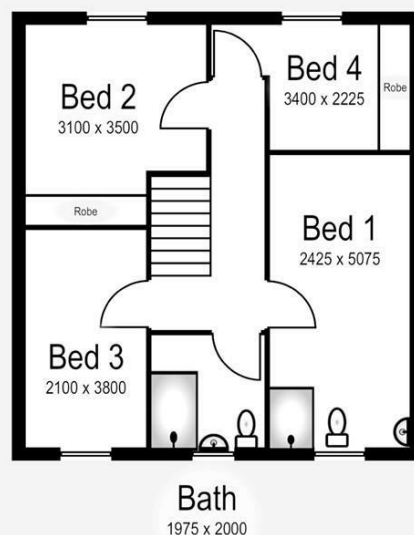
Front Ground



HX2 7HS

Internal - 103m²
External - 117m²
Overall - 18.55m x 10.07m

1st Floor

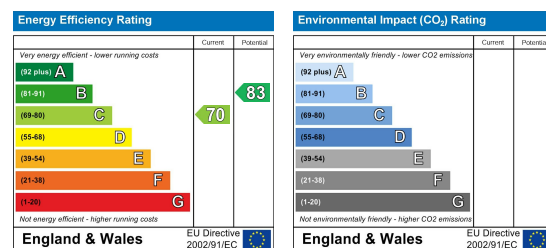


Measurements and layout for guidance only.
All storage spaces may not be displayed.

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



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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