

MARSH & MARSH PROPERTIES

37 Upper Washer Lane, Pye Nest, Halifax, HX2 7DR

£250,000



****ATTENTION ALL YOUNG OR GROWING FAMILIES/COUPLES**** A FOUR DOUBLE BEDROOM family home situated in Pye Nest, an area that offers both a rural feel as well as being close to Halifax and Sowerby Bridge town centres. The property location is idyllic with quick and easy access to the M62 as well as having a generous amount of surrounding woodland. This family home boasts ample storage space and picturesque views of the valley. In brief, to the ground floor there is an entrance hall, and a modern open plan living space that has a large lounge and dining area with striking views of the valley. To the lower ground floor there are two useful storage rooms, a shower room and a kitchen space that provides access to the rear garden. To the first floor you will find a landing, house bathroom, and two double bedrooms. To the second floor there is an attic conversion previously one room split into two double bedrooms used as an office and a playroom. Externally, to the rear you will find an enclosed garden with a stone patio and wooden decking. To the side there is a flagged patio, stairs leading from the roadside down to the rear garden, and off-street parking for up to three vehicles. An internal inspection is strongly advised for you to fully appreciate the beauty of this property.

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ENTRANCE HALL

Enter the property via a UPVC door and into an entrance hall with wooden flooring and a radiator. The entrance hall provides access to the lounge and has stairs leading up to the first floor.

LIVING / DINING ROOM 4.9 x 7.2m (16'0 x 23'9)



An expansive and versatile living space, seamlessly combining a large lounge and dining area. The room boasts elegant wooden flooring, tasteful décor, and decorative coving, creating a timeless and sophisticated ambiance. The lounge area is centred around a charming inglenook fireplace, complete with a multi-fuel stove that adds both warmth and character. Natural light floods the room through three UPVC windows, one of which

offers a breathtaking view of the valley—a perfect spot to pause and take in the serene surroundings. To complete this room there are two radiators. This thoughtfully designed space is ideal for both relaxing and entertaining, making it the heart of the home.

STORE

A useful storage space which is clean and dry.

BOILER ROOM

Useful storage space which is clean and dry and houses the combination boiler.

LANDING

A landing with wooden flooring, ceiling spotlights, and a radiator.

SHOWER ROOM



This modern bathroom features a three-piece suite, including a walk-in glass shower cubicle with a handheld power shower, a low-flush toilet, and a stylish pedestal sink. The walls are partially tiled, blending functionality with style, while an extractor fan ensures excellent ventilation. A heated towel radiator completes the space, adding a touch of luxury and practicality.

KITCHEN 4.9 x 4.1m (16'0 x 13'3)





This spacious kitchen offers a wide range of wall and base units, providing ample storage and a sleek, practical design. A one-and-a-half sink with a chrome mixer tap is complemented by modern splashback tiles, adding both functionality and style. The kitchen is thoughtfully designed to accommodate all your appliances, with space for a dishwasher, washing machine, dryer, and tall fridge freezer. A standout feature is the Rangemaster cooker, complete with a built-in extractor fan, perfect for all your culinary needs. There is a modern radiator, and a UPVC door which offers convenient access to the rear garden. Natural light streams in through the UPVC window, creating a bright and welcoming atmosphere.

LANDING

Stairs lead up from the entrance hall to this landing with a radiator and a UPVC window.

BATHROOM

This beautifully designed bathroom features a stylish three-piece suite, including a bathtub with both a rainfall shower and a handheld power shower. The suite is completed with a low-flush toilet and a sleek vanity sink that offers additional storage. The room boasts a tiled floor and partially

tilled walls, enhanced by tasteful décor. A wall-mounted mirrored cabinet adds practicality and a touch of sophistication, while the heated towel radiator ensures comfort and convenience. To complete this room there are ceiling spotlights, and a UPVC window brings in natural light, creating a welcoming and airy atmosphere.



BEDROOM ONE 3.0 x 4.3m (10'0 x 14'1)



A large double bedroom equipped with a radiator and a UPVC window.

BEDROOM TWO 3.0 x 3.0m (10'0 x 9'8)

This double bedroom has a radiator and a UPVC window with spectacular views.



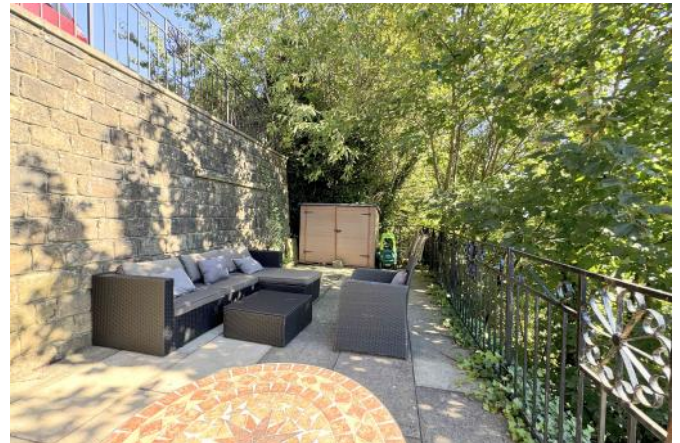
A double room with a slopped ceiling, radiator, and Velux window.

BEDROOM FOUR/OFFICE 4.9 x 3.7m (16'0 x 11'00)



A double room with a slopped ceiling, radiator, and Velux window.

EXTERNAL

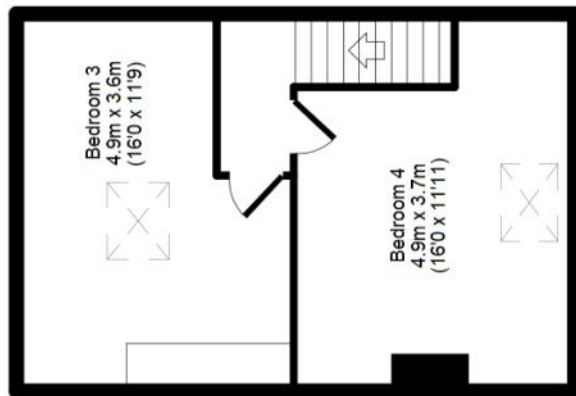
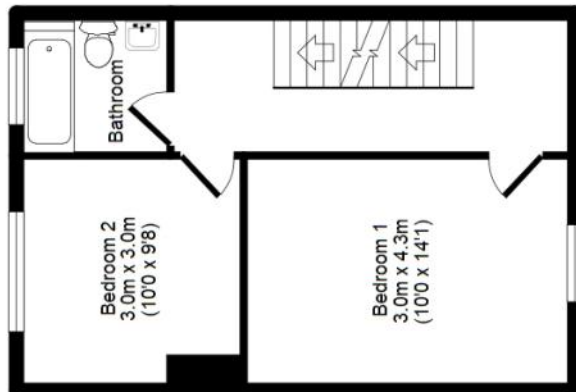
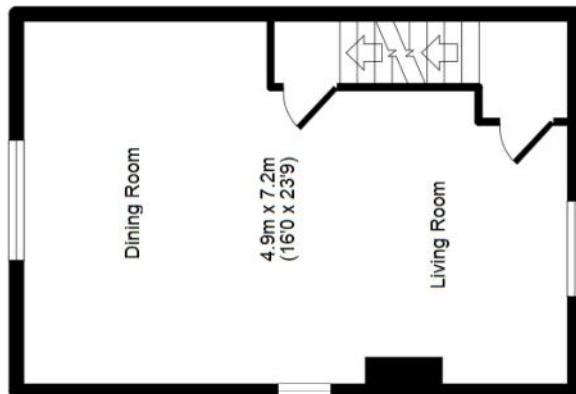
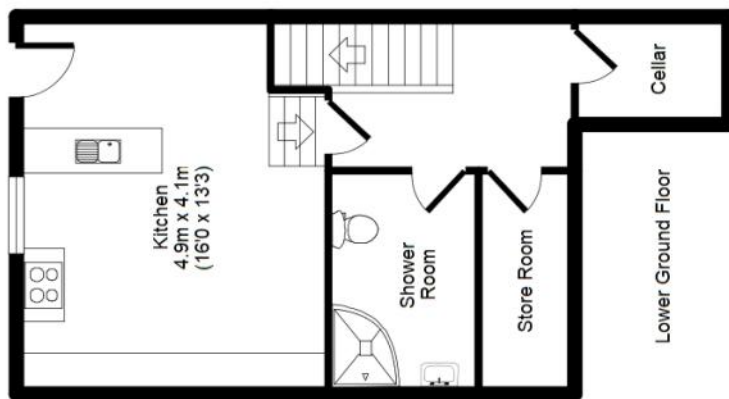


To the rear you will find an enclosed garden with both a stone patio and wooden decking area. To the side there is a flagged patio, stairs leading from the roadside down to the rear garden, and off-street parking for up to three vehicles.



Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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145 sq. m / 1559 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

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