Chapters



14 PYE NEST DRIVE
HALIFAX

£300,000
FREEHOLD

Situated in the popular Pye Nest area of Halifax, this four bedroom semi detached house has been renovated throughout and offers well presented and modern accommodation. The property comprises four good sized bedrooms, along with two reception rooms providing flexible living space for families, entertaining or working from home. There is also an added attic room, providing useful additional space that could be used for a variety of purposes. The property also benefits from a well appointed bathroom and a modern finish throughout. Externally, the property benefits from off road parking for multiple cars and is conveniently located close to local schools, amenities and transport links, making it a practical choice for families and commuters alike. Overall, this spacious four-bedroom semi-detached home offers generous living accommodation, further enhanced by the added benefit of an attic room. An excellent opportunity to discover all this property has to offer, an early viewing is highly recommended.





• FOUR BEDROOM SEMI DETACHED PROPERTY • ATTIC CONVERSION • DESIRABLE LOCATION

Entrance

Entering the property through a composite entrance door, you are welcomed into the entrance hallway, which provides access to the staircase leading to the first-floor landing. A frosted double-glazed window to the side allows natural light to filter into the space, with doors leading to the ground-floor accommodation.

Living Room

A spacious and inviting living room featuring two double-glazed windows to the front aspect, allowing plenty of natural light to fill the space. The room benefits from two radiators, wall lighting and a multi-fuel stove, creating a warm and cosy focal point. An opening through the fireplace connects the living room with the kitchen/diner beyond, creating an attractive feature and enhancing the sense of space and flow between the two areas.

Kitchen Dining Room

The kitchen is fitted with a range of matching wall and base units, providing ample storage and worktop space. Integrated appliances include an oven, induction hob, extractor hood, microwave and wine cooler. There is also a freestanding dishwasher, space for a fridge/freezer, a sink with drainer, plumbing for a washing machine and space for a tumble dryer. The room benefits from inset spotlighting and a Velux window, allowing natural light into the space, along with sliding double-glazed doors to the rear. The dining area offers space for a dining table and chairs, making it ideal for family meals and entertaining. Further benefits include a radiator and fitted wall-mounted cupboards, providing additional storage.

WC

Low-level WC and a wash hand basin set within a vanity unit, providing useful storage. The room further benefits from panelled walls and a frosted double-glazed window to the side aspect.

First Floor Landing

Stairs lead to the first-floor landing, which benefits from two radiators and provides access to the first-floor accommodation, with doors leading to the bedrooms and bathroom.

Bedroom One

A well-proportioned double bedroom featuring a double-glazed window to the front aspect, allowing natural light into the room. Further benefits include a





radiator and fitted wardrobes, providing convenient storage space.

Bedroom Two

A well-proportioned double bedroom featuring a double-glazed window to the rear aspect, allowing natural light into the room. The room further benefits from a radiator and a fitted wardrobe, providing useful storage space.

Bedroom Three

A further well-proportioned double bedroom featuring a double-glazed window to the rear aspect, allowing natural light into the room. Additional benefits include a radiator and fitted wardrobes, providing ample storage space.

Bedroom Four

A single bedroom featuring a double-glazed window to the front aspect, allowing natural light into the room.

Bathroom

The family bathroom is fitted with a bath with an overhead shower and glass shower screen, a wash hand basin and a WC. Further features include a built-in storage cupboard, heated towel radiator and inset spotlights. A frosted double-glazed window to the side aspect provides natural light while maintaining privacy.

Second Floor

Attic Room

A versatile and multifunctional attic room featuring a Velux window, offering pleasant views of the surrounding countryside. This additional space provides flexibility to suit a variety of needs, whether used as a hobby room, home office, or additional relaxation area.

External

To the front of the property, there is off-road parking for up to three vehicles. Gated side access leads through to the rear garden, which enjoys a south-facing aspect and pleasant views of the surrounding countryside. The garden features a composite decked area with outdoor lighting, providing an ideal space for relaxing and entertaining, alongside an artificial grass area. Further benefits include an outdoor tap and a storage shed.

Anti-Money Laundering

We are required by law to conduct anti-money laundering checks on all those buying a property.





• WELL PRESENTED THROUGHOUT • IDEAL FAMILY HOME • EXCELLENT TRANSPORT LINKS

Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £54 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.



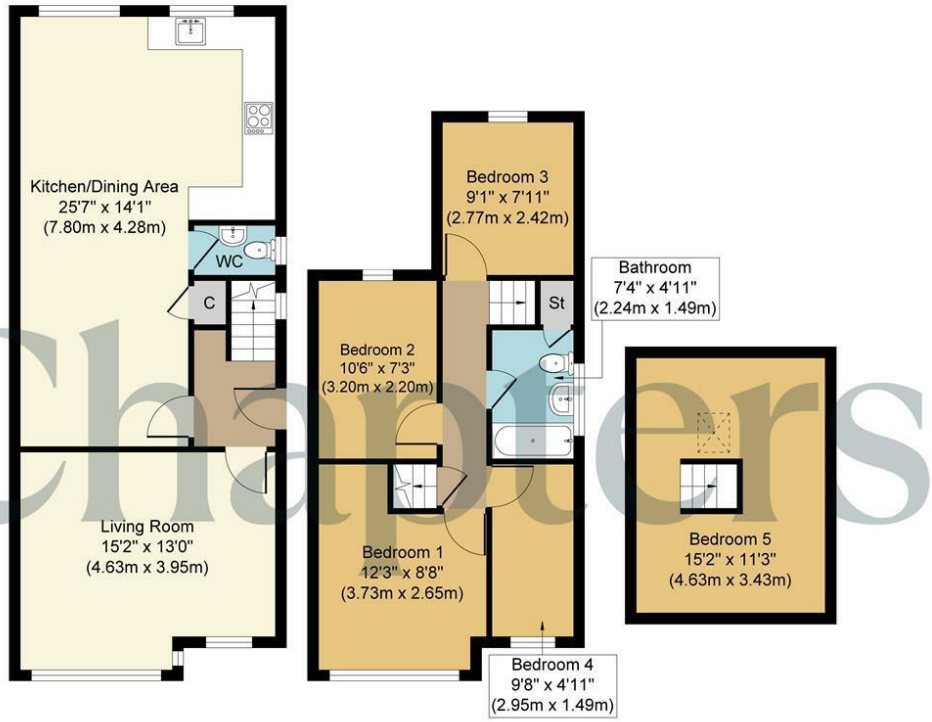






Additional Information

Local Authority	-	Calderdale	**Floor Area**	-	sq ft
Council Tax	-	Band B	**Tenure**	-	Freehold
Viewings	-	By Appointment Only			



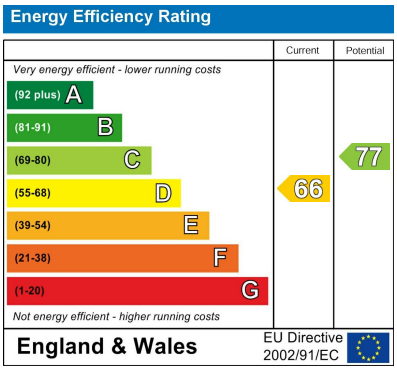
Ground Floor
Approximate Floor Area
578 sq. ft
(53.74 sq. m)

First Floor
Approximate Floor Area
413 sq. ft
(38.40 sq. m)

Attic Floor
Approximate Floor Area
171 sq. ft
(15.88 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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