



## 4 PYE NEST DRIVE PYE NEST, HALIFAX

Situated in this desirable and sought after residential location, lies this extended three bedrommed (plus loft conversion), semi-detached residence providing ideal family accommodation. The property briefly comprises an entrance vestibule, two reception rooms, modern fully fitted kitchen, downstairs cloakroom, three good sized bedrooms, loft conversion, gardens to front and rear, detached garage with hard standing for several vehicles and a caravan, uPVC double glazing and gas central heating. This attractive family home provides excellent access to the local amenities of Pye Nest, Sowerby Bridge and Halifax as well as easy access to the trans-Pennine road and rail network linking the business centres of Manchester and Leeds. The property is being offered for sale at this realistic price and an early appointment to view is strongly recommended.

**Price Guide: O/A £229,995**

The uPVC double glazed side entrance door opens into the

#### **ENTRANCE VESTIBULE**

With one double radiator. From the Entrance Vestibule a glass panelled door opens into the

#### **LOUNGE 4.64m x 4.21m into bay window**



With angular bay window to the front elevation incorporating uPVC double glazed units and a further uPVC double glazed window providing this room with its light and spacious aspect. Inset living flame gas fire, one double radiator, one TV point and a fitted carpet.

From the Entrance Vestibule a door opens into the

#### **DOWNSTAIRS CLOAKROOM**

With low flush WC and hand wash basin with mixer tap, uPVC double glazed window to the side elevation, coat hanging facilities, fitted shelves and one double radiator.

From the Entrance Vestibule a door opens into the

#### **FULLY FITTED KITCHEN 3.03m x 2.93m**



The kitchen is fully fitted with a range of modern grey wall and base units incorporating matching work surfaces with a four-ring halogen hob with extractor in

stainless steel canopy above, fan assisted electric oven and grill, plumbing for an automatic washing machine and dishwasher, single drainer sink unit with mixer tap and a breakfast bar. This attractive modern kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, a panelled ceiling with inset spotlight fittings and a matching floor, modern vertical radiator and door to under the stair's cupboard providing useful storage facilities.

From the Kitchen through to the

#### **DINING ROOM 4m x 3.04m**



This extended dining room has uPVC double glazed French doors opening onto the rear patio garden, further uPVC double glazed window taking full advantage of the panoramic views this property enjoys and providing a light and spacious aspect. There is a log burning stove on a matching hearth with a tiled backdrop, Inset spotlight fittings to the ceiling, wood floor and a modern vertical radiator.

From the Dining Room a spindled staircase leads to the

#### **HALF LANDING**

With further steps up to the

#### **LANDING**

With two steps and a door opening to

#### **BEDROOM THREE 2.98m x 2.47m**

With uPVC double glazed window to the rear elevation enjoying panoramic views over the Norland hillside, one double radiator, one TV point and a fitted carpet.

From the Landing a door opens into the

#### **BATHROOM**

With modern white three-piece suite comprising hand wash basin in vanity unit, low flush WC and panelled bath with shower incorporating rainfall and hand held shower units. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls, panelled ceiling with inset spotlight fittings and a matching tiled floor, louvre door to

cupboard with fitted shelves, uPVC double glazed window to the side elevation and a chrome heated towel rail/radiator.

From the Landing a door opens to

#### **BEDROOM TWO 2.21m x 3.22m**

With uPVC double glazed window to the rear elevation enjoying attractive views, one single radiator and a fitted carpet.

From the Landing a door opens into

#### **BEDROOM ONE 3.06m into bay window x 4.64m**



This double bedroom has a square bay window to the front elevation incorporating uPVC double glazed units and a further uPVC double glazed window to the front elevation. There is fitted bedroom furniture including wardrobes, bridging units, fitted drawers and a dressing table, one single radiator, one TV point and a fitted carpet. There is a recess under the stairs also fitted with bedroom furniture.

From the Landing a door opens to stairs with fitted carpet leading to the

#### **LOFT CONVERSION 3.39m max x 4.58m**

With Velux double glazed skylight window, inset spotlight fittings to the ceiling, one single radiator and a fitted carpet. The loft conversion is presently used as an office and storeroom.

#### **GENERAL**

The property is constructed of brick, is rendered and surmounted with a tiled roof. It has the benefit of all mains services gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property is freehold and is in council tax band C

#### **EXTERNAL**



To the front of the property there is lawned garden with flower and shrub border, there is a gravelled area and a concrete drive providing off road parking for several vehicles and providing access to the GARAGE 4.86m x 3.17m Which has an up and over door, power and light. To the rear of the Garage there is a further workshop and store with power and light. There is a hard standing area for a caravan and store shed. To the side of the property there is a flagged path to the side entrance door which continues to the side garage door and then to the rear garden which is triangular shaped with a south facing flagged patio area, flower beds and a gravelled area.



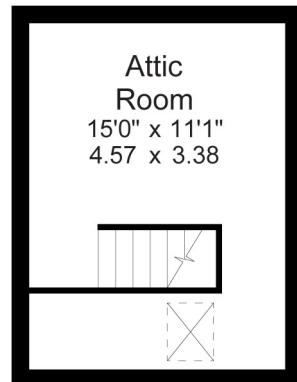
#### **TO VIEW**

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

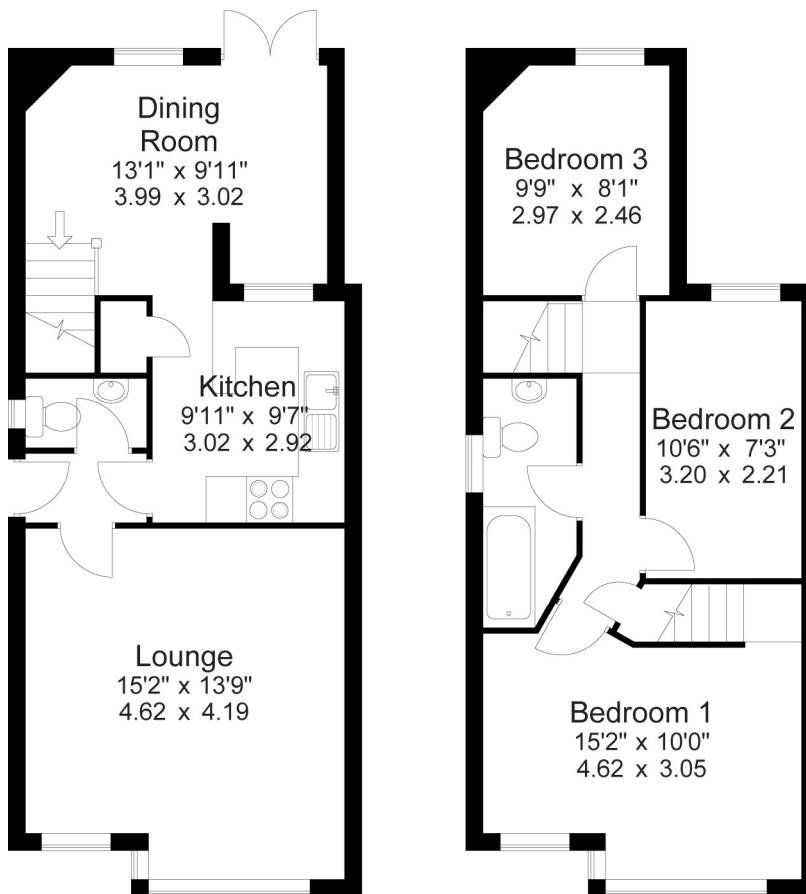
#### **DIRECTIONS**

Sat Nav HX2 7HH

Approx Gross Floor Area = 888 Sq. Feet  
(exc. Attic Room) = 82.4 Sq. Metres



Second Floor



Ground Floor

First Floor

For illustrative purposes only. Not to scale.

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