

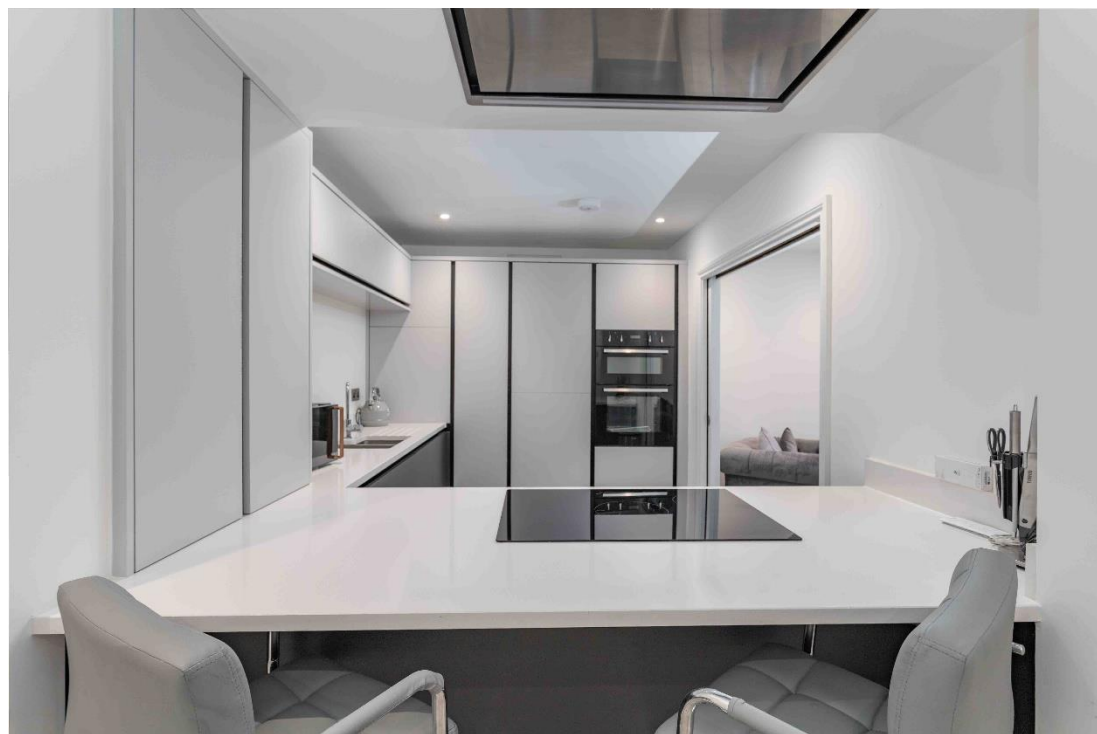
# 4 MEADOW VIEW

PYE NEST | HX2 7EW

Constructed 4 years ago this three bedroom home stands on a substantial corner plot of a quiet cul-de-sac in Pye Nest. Offered fully furnished, this property combines the benefits of a modern home with far reaching views, ample parking in a convenient location.

The property is arranged over two floors with open plan reception spaces, ground floor utility and cloakroom in addition to a master bedroom with ensuite, two further first floor bedrooms and house bathroom.

With off road parking for several vehicles as well as EV charging point the property is available with no onward chain.



## GROUND FLOOR

Porch  
Entrance Hall  
Living Room  
Dining Room  
Kitchen  
Utility Room  
Cloakroom

## FIRST FLOOR

Bedroom 1  
En- suite  
Bedroom 2  
Bedroom 3  
Bathroom

## COUNCIL TAX

B

## EPC RATING

C

### INTERNAL

The property is entered via a tiled porch, leading into a carpeted entrance hallway with a staircase rising to the first floor. The open-plan living space features a sitting area with a grey Chesterfield-style sofa and armchair, complemented by laminate flooring that continues through the bright and airy dining area. From here, doors open to the front, while the ceiling extends to the apex of the roof, enhancing the sense of space and light.

The kitchen is sleek and contemporary in design, fitted with integrated appliances and a breakfast bar. Pocket doors, neatly concealed within the walls, allow the kitchen to be closed off from the sitting area if desired. A utility room and cloakroom complete the ground-floor accommodation, both accessed from the entrance hall.

The first-floor landing provides access to the master bedroom and two further bedrooms. The master bedroom benefits from an en-suite shower room, finished with a stylish combination of black fittings and white furniture and tiling—a theme that continues in the house bathroom. The master and second bedrooms are furnished with double beds and bedside tables, while the third bedroom features freestanding wardrobes. The majority of windows throughout the property are fitted with blinds.

### EXTERNAL

The property occupies a generous corner plot with gardens to the rear. The rear garden features a paved terrace, accessed via double doors from the second bedroom, and includes a sloping lawn with steps leading to an elevated paved seating area. To the front of the property, there is off-road parking for several vehicles, along with an EV charging point located on the porch.

### LOCATION

Pye Nest is conveniently located between Sowerby Bridge and Halifax, being only a 10 minutes' drive from Halifax town centre and a few minutes' drive from the local amenities of Sowerby Bridge, which include local schools, a leisure centre, doctors and dentist surgeries, supermarkets and a selection of shops, pubs and restaurants.

### SERVICES

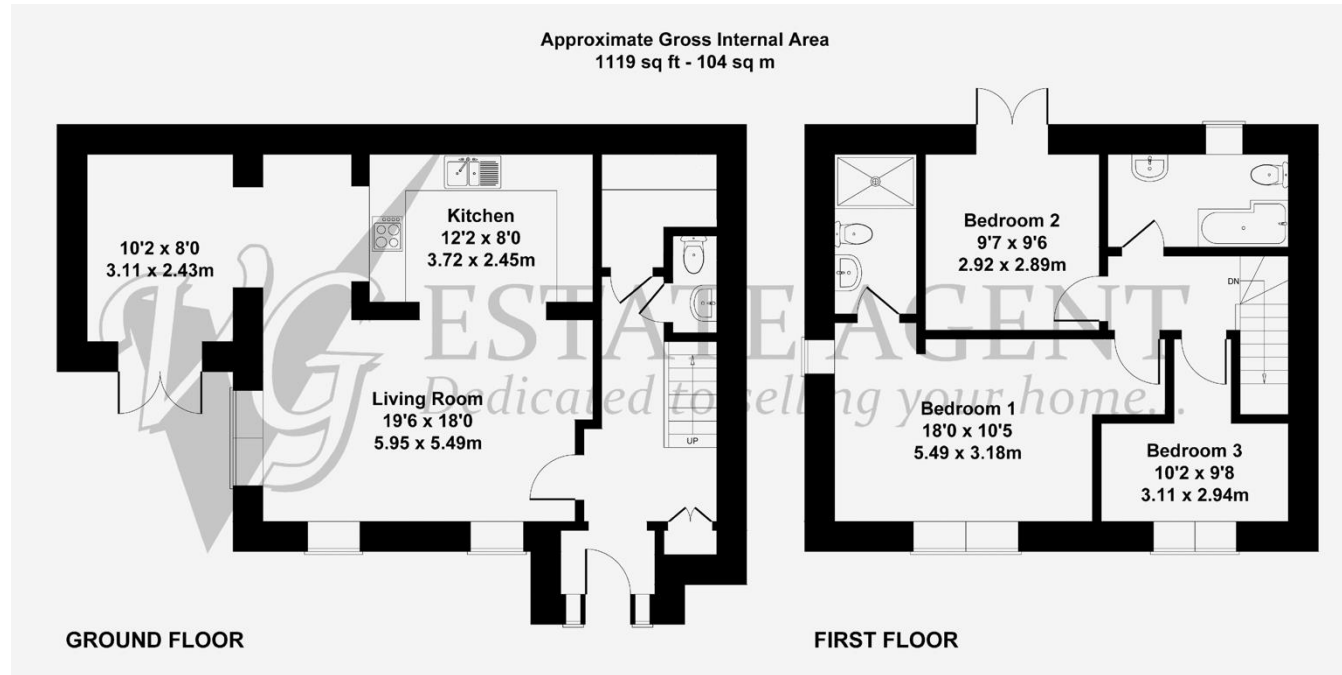
All mains services, double glazing and gas central heating.

### DIRECTIONS

From Halifax: From Halifax follow the A58 towards Sowerby Bridge / Ripponden and after the traffic lights at King Cross turn left off Rochdale Road onto the A6142 Pye Nest Road, take the second left turn into Edwards Road and follow the above directions.







119a Halifax Road, Ripponden HX6 4DA  
Tel: 01422 822277 Mobile: 07787 521045  
E-mail: [ripponden@houses.vg](mailto:ripponden@houses.vg)  
[www.houses.vg](http://www.houses.vg)

**IMPORTANT NOTICE**

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of VG Estate Agent has any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. All measurements are approximate. Sketch plan not to scale and for identification only. The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only.

**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.