



54 Prospect Avenue, Pye Nest, Halifax, HX2 7HP

Offers Over £275,000

- : Semi Detached Dormer Bungalow
- : 2 Reception Rooms
- : Spacious South Facing Garden To The Rear
- : Superb Rural Views
- : Highly Desirable Location
- : 2 Bedrooms
- : Modern Fitted Kitchen
- : Seperate Utility Room
- : Modern Bathroom
- : Viewing Essential

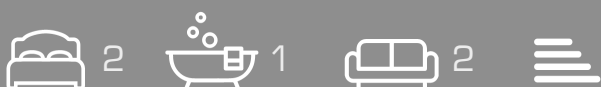
54 Prospect Avenue, Halifax HX2 7HP

Situated in this very popular and extremely convenient residential location lies this two bedroomed semi-detached residence, providing extremely attractive accommodation with a large south facing garden and superb panoramic views.

Just step inside this delightful property and you cannot fail to be impressed by the accommodation provided, which briefly comprises an entrance hall, utility room, modern fully fitted kitchen, dining room, lounge, two bedrooms and a modern bathroom. The property also benefits from a flagged garden to the front with a larger south-facing garden to the rear enjoying superb panoramic views, UPVC double glazing and gas central heating.

The property provides excellent access to the local amenities of Pye Nest and Sowerby Bridge, as well as easy access to Halifax and the Trans-Pennine road and rail network.

An internal inspection is absolutely essential to fully appreciate this attractive property and the accommodation it provides.



Council Tax Band: C



ENTRANCE HALL

Entrance door opens into the entrance hall with laminate wood flooring, one single radiator and UPVC double glazed rear entrance door. Door to under-stairs cupboard providing useful storage facilities.

From the entrance hall, a door opens into the:

UTILITY ROOM

7'2" x 8'0"

Being fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless steel single drainer sink unit with mixer tap, plumbing for an automatic washing machine and space for a tumble dryer. UPVC double glazed window to the front elevation and one radiator.

From the entrance hall, a door opens into the:

MODERN FULLY FITTED KITCHEN

8'10" x 10'7"

Being fully fitted with a range of modern wall and base units incorporating matching marble work surfaces with a stainless steel single drainer one-and-a-half bowl sink unit with mixer tap, four-ring hob with extractor above, fan-assisted electric oven and grill beneath and plumbing for an automatic dishwasher. The kitchen has matching marble splashbacks with a complementing colour scheme to the remaining walls, laminate wood flooring, UPVC double glazed window to the rear elevation and a modern radiator. Double doors open to a cupboard housing the Ideal central heating boiler.

From the kitchen, the accommodation opens through to the:

DINING AREA

9'0" x 13'6"

With square bay window to the rear elevation incorporating UPVC double glazed units and enjoying an attractive garden outlook and extensive panoramic views. Cornice to the ceiling, one radiator, laminate wood flooring and one TV point.

From the entrance hall, a door opens into the:

LOUNGE

14'2" x 9'3"

With UPVC double glazed sliding patio doors to the rear elevation enjoying panoramic views and providing access to the large south facing garden. Feature fireplace incorporating a wood fire surround with marble inset and hearth, with a coal-effect living flame gas fire. Cornice to the ceiling, laminate wood flooring, one telephone point and one double radiator.

From the entrance hall, stairs with fitted carpet lead to a:

HALF LANDING

With UPVC double glazed window to the front elevation.

From the half landing, stairs with fitted carpet lead to the:

FIRST FLOOR LANDING

From the landing, a door opens into:

BEDROOM ONE

10'7" x 15'2", narrowing to 11'5"

This double bedroom has a bay window to the front elevation incorporating UPVC double glazed units and enjoying superb panoramic views over the Norland hillside. To either side of the chimney breast there are built-in wardrobe facilities, together with a door to under-eaves storage. One single radiator, one TV point and a fitted carpet.

From the landing, a door opens into the:

BATHROOM

With modern white three-piece suite incorporating hand wash basin set in vanity unit with mixer tap, low flush W.C. and panelled bath with shower unit.

This attractive modern bathroom is fully tiled with a matching tiled floor and has a UPVC double glazed window to the side elevation and chrome heated towel rail/radiator.

From the landing, a door opens into:

BEDROOM TWO

9'6" x 8'3"

With louvred doors opening to built-in wardrobe facilities, UPVC double glazed window to the side elevation, again enjoying panoramic views, one double radiator and laminate wood flooring.

GENERAL

The property is constructed of brick and is 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 DETAILS

To the front of the property there is an enclosed flagged yard providing access to the front entrance door. To the side of the property there is a tarmac drive leading to a single garage with an up-and-over door. To the rear of the property there is a large south-facing garden incorporating a flagged patio area, rockery garden, lawn and mature plants and shrubs.

VIEWING

To view strictly by appointment, please telephone Property@Kemp&Co, Halifax 349222.



Directions

SAT NAV HX2 7HP

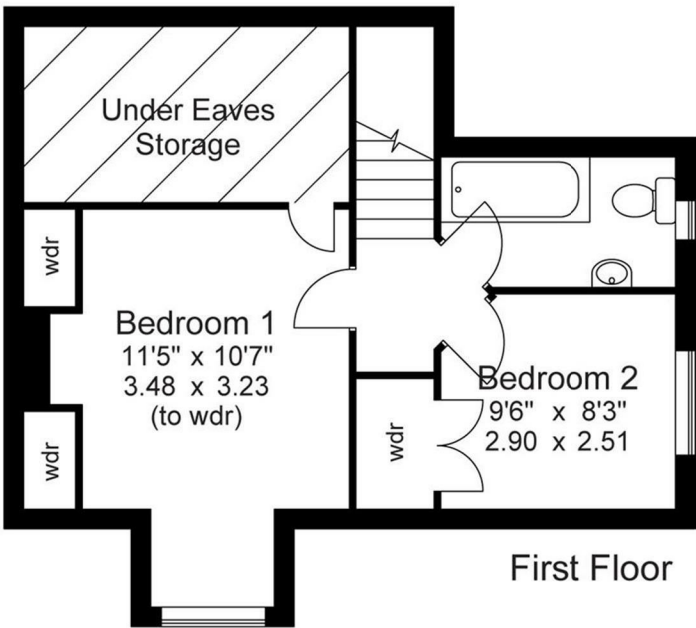
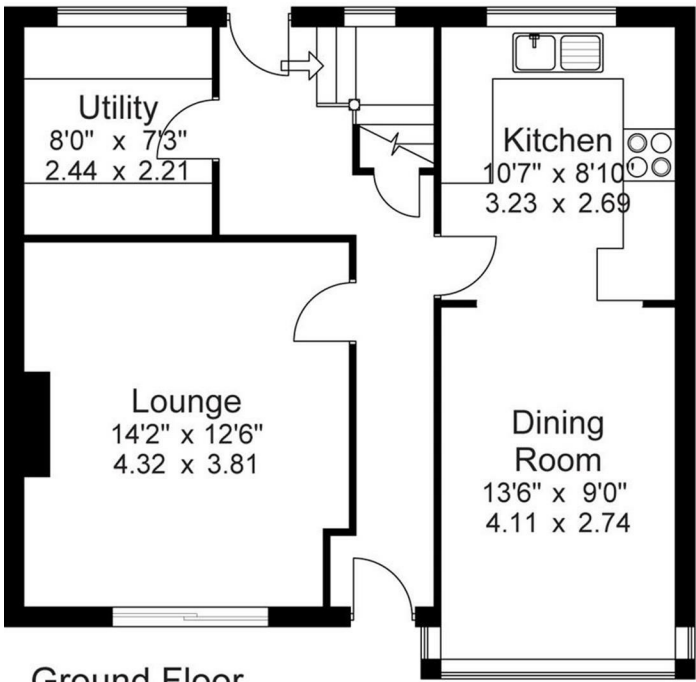
Viewings

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EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Floor Area = 919 Sq. Feet
= 85.4 Sq. Metres



For illustrative purposes only. Not to scale.