



31 Pye Nest Drive, Halifax, HX2 7HH

Offers Over £220,000

- : Popular & Convenient Location
- : Large Conservatory
- : 2 Double Bedrooms
- : Off Road Parking
- : Realistically Priced
- : Easy Access To Halifax & Sowerby Bridge
- : Modern Kitchen & Bathroom
- : Gardens
- : uPVC Double Glazing & Gas Central Heating
- : Viewing Essential

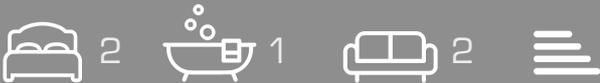
31 Pye Nest Drive, Halifax HX2 7HH

Situated in this extremely popular and convenient residential location lies this two bed roomed semi detached residence providing attractive accommodation

The accommodation briefly comprises an entrance porch, entrance hall, lounge, modern fitted kitchen, spacious conservatory/dining room, two double bedrooms, and a modern bathroom. Externally, the property benefits from gardens to both front and rear, off-road parking, UPVC double glazing and gas central heating.

The property provides excellent access to the local amenities of Sowerby Bridge and Pye Nest, as well as convenient links to Halifax Town Centre and the Trans-Pennine Road and Rail Network.

Very rarely does the opportunity arise to purchase a property in this highly sought-after location, and as such, an early inspection to view is strongly recommended to avoid disappointment.



Council Tax Band: B



ENTRANCE PORCH

Accessed via a UPVC double glazed door with UPVC double glazed windows to two elevations and internal power point.

From the Entrance Porch door opens to

ENTRANCE HALL

a UPVC double glazed door opens into the entrance hall with a leaded and stained glass double glazed window to the side elevation. The hall features a wood floor, stairs leading to the first-floor accommodation, and one double radiator.

From the entrance hall door to the

LOUNGE

15'2" x 11'1"

A bright and spacious living room with two UPVC double glazed windows to the front elevation. The focal point is a feature Adam-style fireplace with marble inset and hearth, incorporating a coal-effect living flame gas fire. Additional features include coving to ceiling, two double radiators, one TV point, and fitted carpet.

From the entrance hall through to the

KITCHEN

9'7" x 8'2"

This modern fully fitted kitchen is equipped with a range of wall and base units, matching work surfaces, a stainless steel double bowl single drainer sink unit with mixer tap, Kensington multi-fuel cooking range with extractor in stainless steel canopy above, integrated washing machine, integrated dishwasher, and integrated fridge. Complementing colour scheme to remaining walls, inset spotlight fittings to ceiling, one single radiator, and UPVC double glazed window to the rear elevation. A door leads to a walk-in pantry with fitted shelving.

From the kitchen door opens to the

CONSERVATORY / DINING ROOM

14'4" x 11'5"

Accessed via a stable-style door from the kitchen, this spacious conservatory offers UPVC double glazed windows to two elevations, all with integrated blinds, and French doors opening onto the rear garden. Features include one double radiator and fitted carpet.

From the entrance hall door opens to the

STAIRS & LANDING

Stairs with fitted carpet lead to a half landing with UPVC double glazed window to the rear elevation. Further steps rise to the main landing with fitted carpet, one double radiator, and loft access.

From the landing door opens to the

BATHROOM

A modern white three-piece suite incorporating pedestal wash basin, low flush WC, and a large walk-in shower cubicle with both rainfall and handheld shower units. The bathroom is tiled and wet-boarded around the shower area, with a panelled ceiling and inset spotlight fittings. Matching flooring, built-in cupboard, modern chrome heated towel rail/radiator, and a UPVC double glazed window to the side elevation.

From the landing a door opens to

BEDROOM ONE

15'3" x 10'0"

A generous double bedroom with two UPVC double glazed windows to the front elevation, offering the potential to divide into two smaller rooms and convert the property into a three-bedroom residence. Fitted bedroom furniture to two walls incorporating wardrobes, drawers, and shelving, one double radiator, and fitted carpet.

From the landing door opens to

BEDROOM TWO

10'7" x 7'2"

A second double bedroom with UPVC double glazed window to the rear elevation. Fitted wardrobes with bridging units and bedside cabinet including drawers, one single radiator, and fitted carpet.

GENERAL

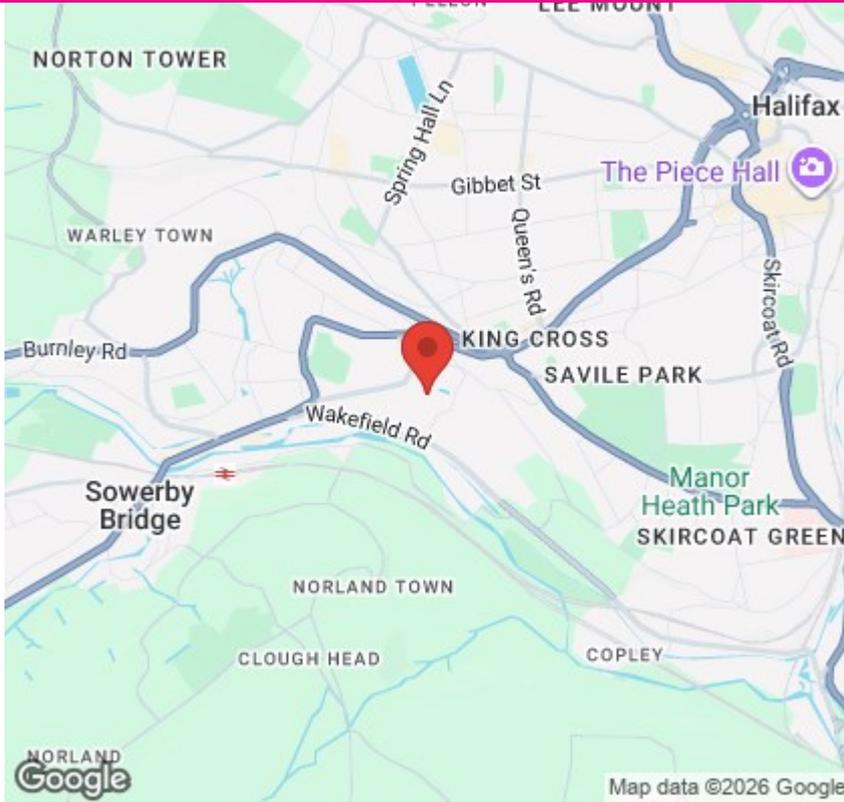
The property is constructed of traditional materials and benefits from UPVC double glazing and gas central heating. The property is Freehold and is in Council Tax Band B

EXTERNAL

To the front of the property is a driveway providing off-road parking. A flagged patio area to the side leads to the entrance door and can also be accessed from the conservatory. To the rear is a terraced lawned garden with mature shrubs and plants, a flagged patio area, and a garden shed.

TO VIEW

Strictly by appointment. Please telephone Property@Kemp&Co, Halifax on 01422 349222.



Directions

Sat Nav HX2 7HH

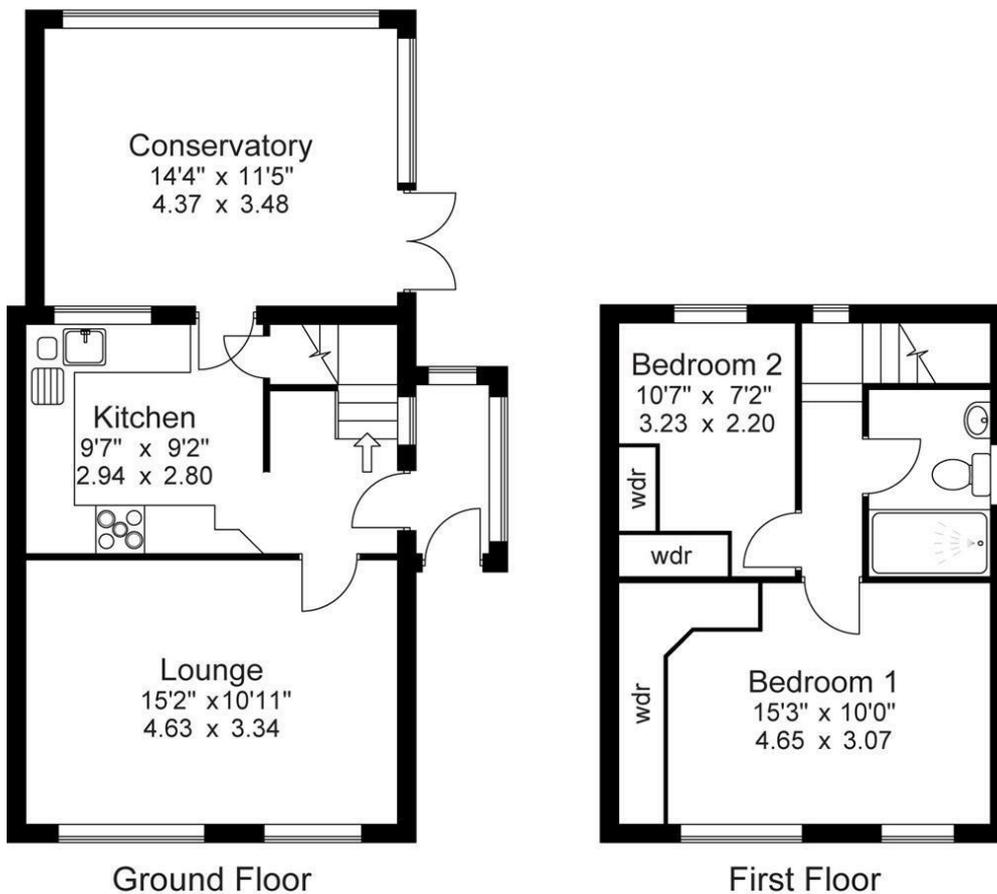
Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

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 = 819 Sq. Feet
= 76.2 Sq. Metres



For illustrative purposes only. Not to scale.