



34 Pye Nest Road, Pye Nest, Halifax, HX2 7HF

£375,000

- : Individual Designed Detached Residence
- : 3 Reception Rooms & 2 Bathrooms
- : Boiler Room, & 2 Storerooms/workshops (32.75sqm in total)
- : Easy Access to Outstanding Schools
- : Panoramic Views
- : 4 Bedrooms Plus Study
- : Integral Garage,
- : Gardens
- : Close To Halifax & Sowerby Bridge
- : Viewing Essential

34 Pye Nest Road, Halifax HX2 7HF

Situated within this extremely popular and convenient residential location lies this four bedroom detached residence, providing spacious family accommodation. Although the property would benefit from some cosmetic updating, which is reflected in the asking price, an internal inspection is absolutely essential to fully appreciate the size, potential, and accommodation provided.

The property briefly comprises an entrance vestibule, hallway, three reception rooms, downstairs shower room, breakfast kitchen, four bedrooms, study, family bathroom, integral garage, boiler room 2 store rooms, and gardens, double glazing and gas central heating throughout.

The property enjoys superb panoramic views across the valley from its slightly elevated position as well as providing easy access to both Halifax and Sowerby Bridge as well as excellent access to the Trans Pennine road and rail network linking the business centres of Manchester & Leeds.

Very rarely does an opportunity arise to purchase a detached residence in this sought after location and as such an early inspection to view is strongly recommended.



Council Tax Band: D



ENTRANCE

Front entrance door opens into the entrance vestibule, with a stained glass circular window to the front elevation, fitted cornice to ceiling, and fitted carpet. A glass panel door opens into the entrance hall, which includes double doors to a useful storage cupboard, cornice to ceiling, single radiator, and fitted carpet. An open spindle staircase leads to the first floor accommodation.

From the entrance hall door to the

SITTING ROOM

9'3" x 14'1"

With double glazed windows to the front and side elevations, cornice to ceiling, one double radiator, and fitted carpet.

From the entrance hall door to the

LOUNGE

16'11" x 14'2"

A spacious principal reception room with UPVC double glazed sliding patio doors opening onto a small balcony enjoying stunning panoramic valley views, and further double glazed windows to the side elevation creating a bright and airy aspect. The Lounge features an attractive Adam-style fireplace with marble inset and hearth, incorporating a coal-effect living flame gas fire. Finished with cornice to ceiling, parquet flooring, two double radiators, and a television point.

From the entrance hall door to the

DINING ROOM

10'0" x 10'11"

With UPVC double glazed sliding patio doors opening onto a flagged patio area, once again taking in superb panoramic views. Cornice to ceiling, single radiator, and fitted carpet.

From the entrance hall door to the

DOWNSTAIRS SHOWER ROOM

Fitted with a three-piece suite in peach shade incorporating pedestal wash basin, low flush W/C, and shower cubicle with fitted shower unit. The room is fully tiled with a double glazed window to the rear elevation and a single radiator.

From the entrance hall door to the

BREAKFAST KITCHEN

10'11" x 10'0"

Fitted with a range of matching wall and base units incorporating complementary work surfaces and breakfast bar. Includes a single drainer sink unit with mixer tap, four-ring electric hob with extractor canopy above, and electric oven and grill. Integrated appliances include fridge, freezer, washing machine and a dishwasher. The kitchen is tiled around the work surfaces with a complementary colour scheme to the remaining walls. Double glazed windows to the front and side elevations, one double radiator, and fitted carpet.

From the entrance hall stairs lead to the

FIRST FLOOR LANDING

With double glazed window to the front elevation, door to under-eaves storage, access to an insulated loft, and fitted carpet.

From the landing door opens to

BEDROOM ONE

10'11" x 11'7"

With double glazed window to the rear elevation enjoying panoramic views, built-in wardrobes with mirrored doors, matching dressing table and chest of drawers, double louvred doors to further storage, single radiator, and fitted carpet.

From the landing door to

BEDROOM TWO

12'2" x 10'1"

Double glazed windows to the front and side elevations, sliding doors to built-in wardrobes, one single radiator, and fitted carpet.

From the landing door to

BEDROOM THREE

9'8" x 9'0"

Double glazed window to the rear elevation enjoying panoramic views, cornice to ceiling, single radiator, and fitted carpet.

From the landing door to the

BEDROOM FOUR

10'11" x 9'3"

Double glazed window to the front elevation, double doors to storage, one single radiator, and fitted carpet.

From the landing door to the

STUDY

14'2" x 4'11"

With double glazed skylight window and fitted carpet.

From the landing door to the

BATHROOM

Fitted with a three-piece suite in champagne shade comprising hand wash basin set within a vanity unit, low flush W/C, and panelled bath. The bathroom is extensively tiled with complementing ducor to the remaining walls, double glazed window to the rear elevation, single radiator, and fitted carpet.

BASEMENT

INTEGRAL GARAGE

14'2" x 26'10"

With electric up-and-over door, power and light, and stable-style rear entrance door. Includes a double glazed window to the side elevation.

From the garage, a door leads to the.

BOILER ROOM

11'1" x 6'0"

Housing the Ideal gas central heating boiler with power and light

From the boiler room door opens to the

STORE ROOM

16'4" x 10'9"

Providing excellent storage facilities.

From the boiler room door opens to the

STORE ROOM

10'9" x 9'10"

With power and light.

EXTERNAL DETAILS

To the front of the property is a rockery garden with a tarmac driveway providing parking for several vehicles and leading to the integral garage. The garden continues to the side of the property. To the rear is a flagged patio area with steps leading down to a further patio, complemented by flower and shrub border, all enjoying the property's far-reaching panoramic views.

GENERAL

The property is constructed of stone and is surmounted with a tiled roof. It benefits from all mains services: gas, water, and electric, with gas-fired central heating and double glazing. The property is Freehold and is in Council Tax Band D

VIEWING

To View please tel 01422 349222 or email us at sales@propertyatkemp.co.uk



Directions

SAT NAV HX2 7HF

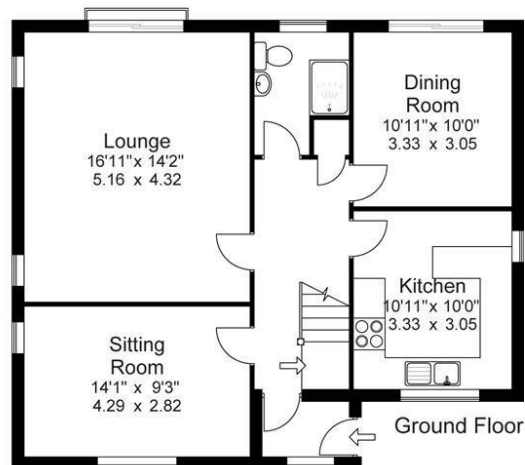
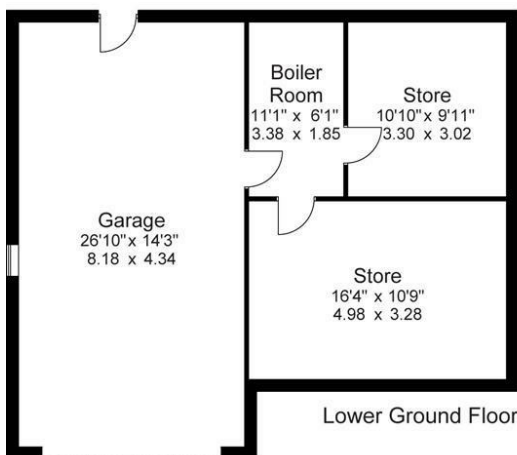
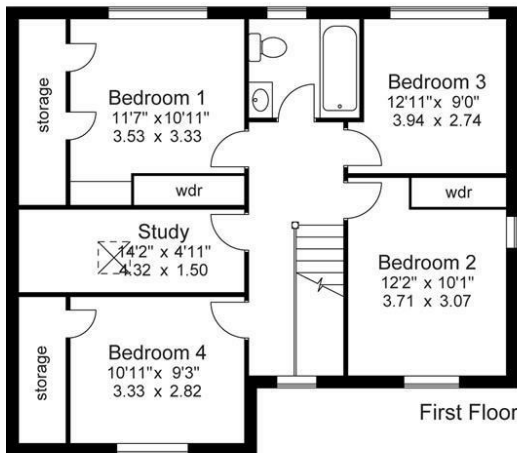
Viewings

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 = 2276 Sq. Feet
= 211.5 Sq. Metres



For illustrative purposes only. Not to scale.