



5 Atalanta Terrace, Pye Nest, Halifax, HX2 7HL

Offers Around £180,000

- Popular & Convenient Location
- 3 Bedrooms
- Modern Kitchen & Bathroom
- Easy Access to Halifax & Sowerby Bridge
- Realistically Priced
- South Facing Semi Detached
- Spacious Lounge
- Gardens To Front & Rear
- Views Over The Norland Hillside
- Viewing Essential

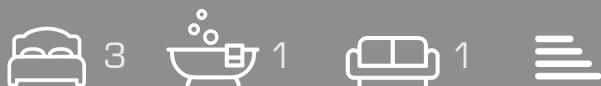
# 5 Atalanta Terrace, Halifax HX2 7HL

Situated in this extremely popular and convenient residential location, lies this brick built three bedroom semi-detached residence providing attractive family accommodation.

This attractive family home briefly comprises of an entrance hall, lounge dining kitchen, 3 bedrooms, modern bathroom, gardens, gas central heating, and uPVC double glazing.

The property provides excellent access to Halifax and Sowerby Bridge, together with easy access to the Trans Pennine road and rail network, linking the business centres of Manchester and Leeds.

This south facing property enjoys attractive open views over the Norland hillside and is being offered for sale at a realistic asking price and as such an early appointment to view is strongly recommended.



Council Tax Band: B



## **ENTRANCE HALL**

UPVC double glazed front entrance door with UPVC double glazed windows above and to the side opens into the entrance hall. The entrance hall has cornice to ceiling, laminate wood flooring, double radiator and an under-stairs cupboard providing useful storage facilities.

From the entrance hall door opens into the

## **LOUNGE**

The lounge has a UPVC double glazed window to the front elevation providing the room with its light and spacious aspect. There is a feature fireplace to the chimney breast with wooden fire surround and matching hearth, incorporating an electric living flame fire. The room has cornice to ceiling, television point, single radiator and laminate wood flooring.

From the lounge, sliding pocket doors open into the dining area.

## **DINING AREA**

The dining area has UPVC double glazed French doors opening onto the rear garden, laminate wood flooring, radiator and cornice to ceiling.

From the dining area, access is provided through to the modern fully fitted dining kitchen.

## **KITCHEN**

The kitchen is fitted with a range of modern wall and base units incorporating matching work surfaces and a stainless steel sink unit with mixer tap. There is a four ring gas hob with stainless steel extractor canopy above, fan assisted electric oven and grill, integrated dishwasher and plumbing for an automatic washing machine. The kitchen is tiled around the work surfaces with a complementary colour scheme to the remaining walls, has a UPVC double glazed window to the rear elevation and laminate wood flooring. Door to cupboard housing the central heating boiler.

From the entrance hall stairs with fitted carpet lead to the

## **FIRST FLOOR LANDING**

The landing has a stained glass period window to the side elevation, access to the loft and fitted carpet.

From the landing door opens to the

## **BATHROOM**

The bathroom has a modern three-piece suite incorporating hand wash basin with mixer tap and low flush W.C. set within bathroom furniture and a large walk-in shower cubicle with power shower. The bathroom is fully tiled, has a UPVC double glazed window to the rear elevation, panelled ceiling, matching flooring and chrome heated towel rail radiator.

From the landing door to

## **BEDROOM TWO**

This double bedroom has a UPVC double glazed window to the rear elevation enjoying a garden outlook. There are built-in cupboards to either side of the chimney breast providing useful storage facilities. The room has a single radiator and fitted carpet.

From the landing door to

## **BEDROOM ONE**

Bedroom one is a double bedroom with UPVC double glazed window to the front elevation, enjoying panoramic views over the Norland hillside. The room has a single radiator and fitted carpet.

From the landing door to

## **BEDROOM THREE**

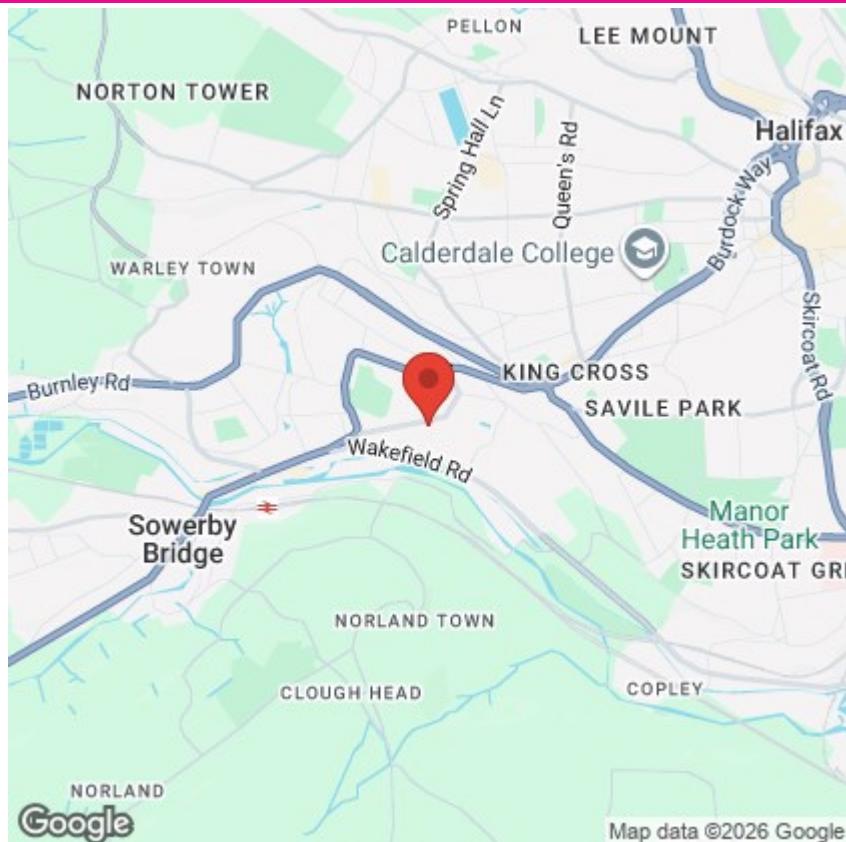
Bedroom three is a single bedroom with UPVC double glazed window to the front elevation, again enjoying panoramic views. The room has a single radiator and fitted carpet.

## **GENERAL**

The property is constructed of brick and is surmounted by a tiled roof. It has the benefit of all main services including gas, water and electricity, together with UPVC double glazing and gas central heating. The property is freehold. Council tax band t

## **EXTERNAL DETAILS**

To the front of the property there is a south facing flagged garden with steps leading to a further garden area to the side, which continues to the rear of the property. To the rear there is a larger tiered garden incorporating a flagged patio area, garden shed and an attractive selection of mature plants and shrubs.



## Directions

SAT NAV HX2 7HL

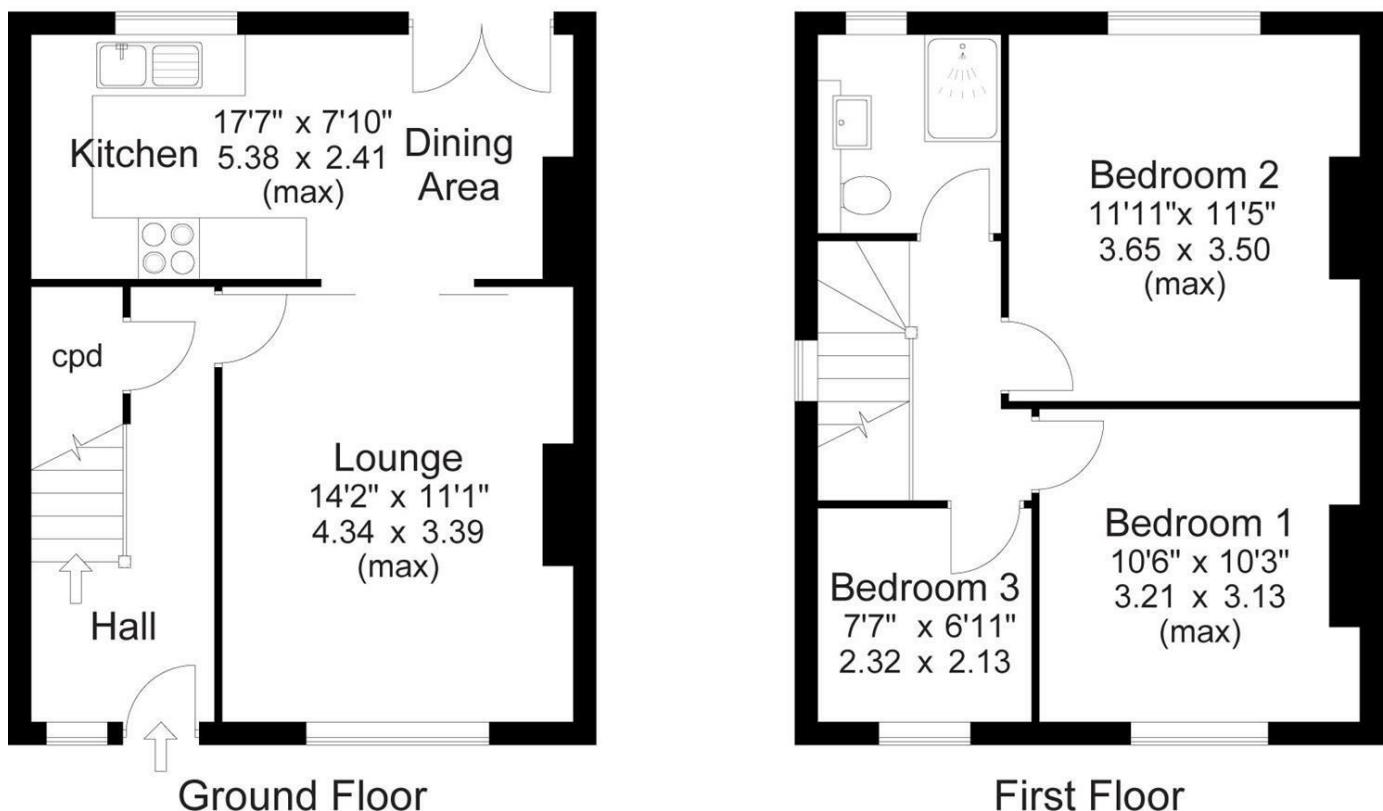
## Viewings

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 = 798 Sq. Feet  
= 74.2 Sq. Metres



For illustrative purposes only. Not to scale.