

# Chapters



## 3 DORCHESTER DRIVE HALIFAX

£235,000

Welcome to this charming two bedroom semi detached house located on the sought after Dorchester Drive in Pye Nest. This delightful property has been fully renovated throughout, offering a modern and stylish living space that is perfect for families or professionals alike. As you enter, you will be greeted by a spacious reception room that flows seamlessly into the open plan kitchen and dining area. This layout is ideal for entertaining guests or enjoying family meals, providing a warm and inviting atmosphere. The kitchen is well equipped and designed with contemporary finishes, making it a joy to cook and dine in. The property boasts two comfortable bedrooms and the bathroom is well appointed, ensuring convenience for all residents. One of the standout features of this home is the off road parking, which accommodates up to two vehicles, a rare find in such a desirable location. The property is conveniently situated close to local schools and amenities, making it an excellent choice for families looking for a community oriented environment. In summary, this fully renovated semi detached house on Dorchester Drive offers a perfect blend of modern living and convenience, making it an ideal home for those seeking comfort and accessibility in Halifax. Don't miss the opportunity to make this lovely property your own.



• TWO BEDROOMS • SEMI DETACHED PROPERTY • DESIRABLE LOCATION • CONVERTED GARAGE

## Entrance

Entering through a Upvc door into the entrance vestibule with stairs leading to the first floor landing, radiator and door to:

## Living Room

12'0" x 13'0"

Spacious living room with double glazed windows to the front of the property, radiator and open plan access into the kitchen dining area.

## Kitchen Dining Room

14'11" x 12'4"

Matching wall and base units with tiled splash backs and integrated appliances such as, induction hob, microwave, oven, fridge freezer and dishwasher.

Breakfast bar and space for a dining table and chairs, double glazed window and Upvc door to the rear of the property, built in pantry cupboard with plumbing for a washing machine and space for a tumble dryer, inset spotlighting and radiator.

## Cellar

Stairs leading down to a small cellar currently being used for storage.

## First Floor Landing

Double glazed window to the side of the property, loft with access via a loft ladder and doors leading to:

## Bedroom One

12'0" x 11'0"

Good sized double bedroom with double glazed window to the front of the property, built in storage cupboards and radiator.

## Bedroom Two

8'10" x 10'8"

Double bedroom with double glazed window to the rear of the property, radiator and space for free standing furniture.

## Bathroom

5'10" x 7'6"

Three piece bathroom suite including bath with overhead shower and glass shower screen, wash basin set to a vanity unit and WC. Fully tiled walls and flooring, frosted double glazed window to the rear of the property and heated towel radiator.

## External

To the front of the property there is off road parking



- FULLY RENOVATED THROUGHOUT • OPEN PLAN KITCHEN DINING AREA • PRIVATE REAR GARDEN • OFF ROAD PARKING • CLOSE TO LOCAL SCHOOLS AND AMENITIES

for upto two cars and mature shrubs. To the rear there is a good sized paved patio seating area with side access to the converted garage currently being used as a home office.








## Additional Information

**Local Authority** - Calderdale  
**Council Tax** - Band B  
**Viewings** - By Appointment  
Only

**Floor Area** - sq ft  
**Tenure** -



| Energy Efficiency Rating                    |    | Current   | Potential |
|---|----|---|-----------|
| Very energy efficient - lower running costs |    |   |           |
| (92 plus) A                                 |    |   |           |
| (81-91) B                                   |    |   | 83        |
| (69-80) C                                   |    |   |           |
| (55-68) D                                   | 68 |   |           |
| (39-54) E                                   |    |   |           |
| (21-38) F                                   |    |   |           |
| (1-20) G                                    |    |   |           |
| Not energy efficient - higher running costs |    |   |           |
| <b>England &amp; Wales</b>                  |    | EU Directive 2002/91/EC  |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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