Chapters



3 PROSPECT CLOSE
HALIFAX

£220,000
FREEHOLD

Situated in the popular and sought-after area of Pye Nest, this three-bedroom semi-detached home offers excellent potential for buyers looking to modernise and create their ideal home.
The property features a spacious lounge, separate dining room and three well-proportioned bedrooms. Externally, there is a private driveway and detached garage, providing ample off-road parking and useful additional storage. A particular highlight is the stunning outlook over the beautiful Norland countryside, offering a lovely open aspect. The property is conveniently located close to local schools and amenities, while also being within walking distance of Sowerby Bridge. Offering fantastic potential in a desirable location, this is an opportunity not to be missed. Early viewing is highly recommended.





• THREE BEDROOM SEMI DETACHED PROPERTY • OFFERING EXCELLENT SCOPE FOR MODERNISATION

Entrance

Entering through a UPVC door, the entrance vestibule features fully tiled flooring and provides access to both the kitchen and living room.

Living Room

A large and welcoming living room featuring a large double-glazed window to the front, allowing plenty of natural light into the room. The room benefits from a gas fire, electric wall-mounted Economy 7 heater and a door leading to:

Dining Room

A spacious dining room featuring double-glazed windows and a UPVC door providing access to the rear of the property. The room benefits from a newly fitted gas heater and an Economy 7 heater.

Kitchen

Fitted with a range of matching wall and base units, the kitchen provides space for an under-counter fridge/freezer and plumbing for a washing machine. There is a stainless steel sink with drainer, integrated gas oven and gas hob with extractor fan. A double-glazed window to the side elevation provides natural light, while fully tiled flooring completes the room. A door leads to:

Bathroom

A well-appointed bathroom with fully tiled walls and flooring, comprising a bath with overhead shower and glass shower screen, wash basin and WC. The room benefits from a heated towel radiator, extractor fan and a frosted double-glazed window to the rear elevation.

First Floor Landing

The first-floor landing benefits from an electric heater and provides access to the bedrooms.

Bedroom One

A spacious double bedroom featuring a newly fitted double-glazed window to the rear, offering stunning views over the surrounding Norland countryside. The room also provides ample space for freestanding bedroom furniture.

Bedroom Two

A well-proportioned double bedroom featuring a double-glazed window to the front elevation and built-in sliding wardrobes, providing useful storage space.





• LARGE LIVING ROOM AND SEPERATE DINING ROOM • DETACHED GARAGE AND DRIVEWAY • POPULAR LOCATION OF PYE NEST

Bedroom Three

A well-proportioned single bedroom featuring a double-glazed window to the front elevation, along with a built-in wardrobe and additional storage cupboards.

External

To the front of the property is a gated entrance leading to a garden with a selection of mature shrubs and trees. To the side, there is a large driveway providing ample off-road parking, together with an external storage cupboard housing the newly fitted water heater. To the rear is a detached garage, suitable for a small car and benefiting from power and lighting. The rear garden features a paved patio area, complemented by mature shrubs and trees, providing a pleasant outdoor space.

Anti-Money Laundering

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £54 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.





• CLOSE TO LOCAL SCHOOLS AND AMENITIES • GOOD TRANSPORT LINKS • IDEAL FOR FAMILIES • VIEWIS OVERLOOKING NORLAND COUNTRYSIDE





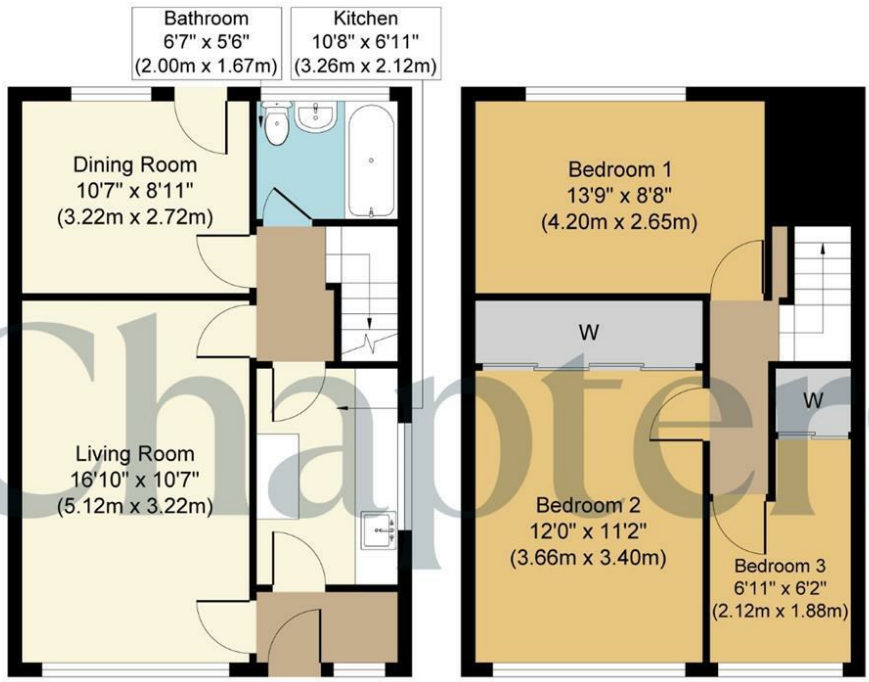




Additional Information

Local Authority	-	Calderdale	**Floor Area**	-	sq ft
Council Tax	-	Band C	**Tenure**	-	Freehold
Viewings	-	By Appointment			

Only

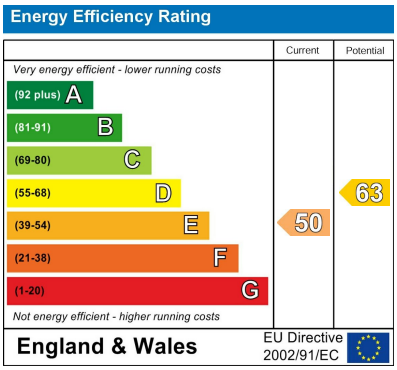


Ground Floor
Approximate Floor Area
455 sq. ft
(42.24 sq. m)

First Floor
Approximate Floor Area
455 sq. ft
(42.24 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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