

# Chapters



**49 UPPER WASHER LANE**  
**HALIFAX**

**£230,000**  
**FREEHOLD**

Nestled in the desirable area of Upper Washer Lane, Pye Nest, this charming end terrace house presents an excellent opportunity for families and first time buyers alike. The property has three bedrooms, providing ample space for comfortable living. Additionally, the lower ground floor offers a multi functional space allowing for flexibility to suit your needs. Upon entering, you will find a welcoming reception room, perfect for relaxation and entertaining guests. Leading from the living room is the modern kitchen with views overlooking Pye Nest. The property is conveniently located close to local schools and amenities, this makes it an ideal choice for families seeking a community feel. Outside, the low maintenance garden to the front of the house offers a pleasant outdoor area for anyone seeking outside space with minimal work. In summary, this end terrace house on Upper Washer Lane is a fantastic opportunity for those looking for a comfortable and convenient home in Halifax. With its potential for additional living space and proximity to essential services, it is a property not to be missed.



• STONE BUILT END TERRACED PROPERTY • THREE GOOD SIZED BEDROOMS • LOW MAINTENANCE GARDEN

## Entrance

Entering through a composite door into the living room.

## Living Room

14'0" x 13'11"

Spacious living room with feature electric fire, double glazed windows to the front and the side, two radiators and door leading to:

## Kitchen

15'5" x 8'7"

Modern kitchen with matching wall and base units, integrated appliances such as, double oven, induction hob, extractor hood, washing machine/tumble dryer, dishwasher and fridge. composite sink with draining board, inset spotlighting, double glazed window to the front, radiator, and Upvc stable style door leading to the rear of the property. Door leading to:

## Lower Ground Floor

20'7" x 9'3"

The lower ground floor comprises of a multi functional room with inset spot lighting, double glazed window to the side, built in storage cupboard and two radiators.



There is a further smaller room with inset spotlighting and storage space.

## Second Floor

### Bedroom two

11'5" x 8'2"

Double bedroom with double glazed window to the front, and radiator.

### Study

Space for free standing furniture and radiator.

### Bathroom

10'5" x 9'3"

Four piece bathroom suite with free standing bath, separate double shower cubicle, wash basin set to a vanity unit, and WC. Frosted double glazed window to the front, part tiled walls and laminate flooring, extractor fan and heated towel radiator.

## Third Floor

### Bedroom One

13'10" x 10'9"

Double bedroom with eves storage, double glazed window to the front, and radiator.



- EXCELLENT STORAGE SPACES • DESIRABLE AREA • CLOSE TO SCHOOLS AND LOCAL AMENITIES • ON STREET PARKING • NO WORK REQUIRED

## Bedroom Three

9'1" x 8'11"

Single bedroom with double glazed Velux window and radiator.

## External

To the front of the property there is a low maintenance paved garden with gated access and on street parking.



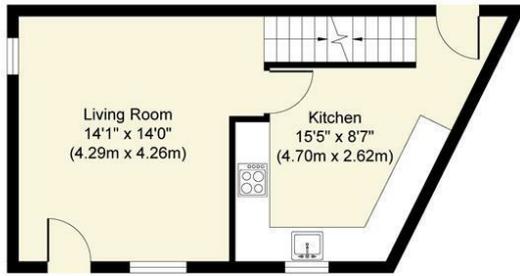




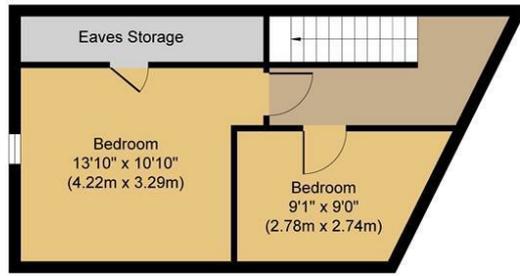
## Additional Information

Local Authority -  
Council Tax - Band A  
Viewings - By Appointment  
Only

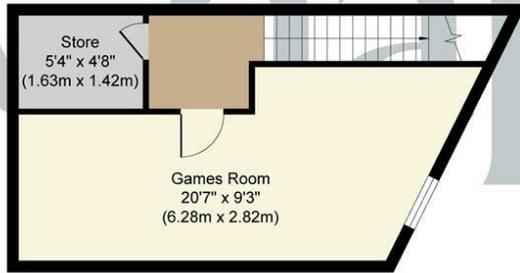
Floor Area - sq ft  
Tenure - Freehold



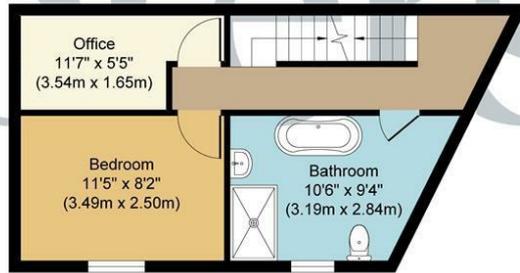
**First Floor**  
Approximate Floor Area  
343 sq. ft  
(31.91 sq. m)



**Third Floor**  
Approximate Floor Area  
302 sq. ft  
(28.03 sq. m)



**Lower Floor**  
Approximate Floor Area  
343 sq. ft  
(31.91 sq. m)



**Second Floor**  
Approximate Floor Area  
343 sq. ft  
(31.91 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	52	
(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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