



25 Park Drive

Pye Nest, Halifax, HX2 7NP

£595 PCM





A conveniently located one bedroom first floor flat situated in popular Pye Nest. Close to local amenities, local parks and with good commuter links to both Halifax and Sowerby Bridge centres this property would suit a young individual or couple. The accommodation benefits from off street parking to the side, self contained ground floor entrance vestibule and stairs leading to a lounge, separate kitchen, double bedroom and bathroom. Having uPVC double glazing and gas central heating throughout.

Please note, the flat is situated above a convenience store therefore there may be some audible noise associated with the running and operation of this type of business.

Accommodation

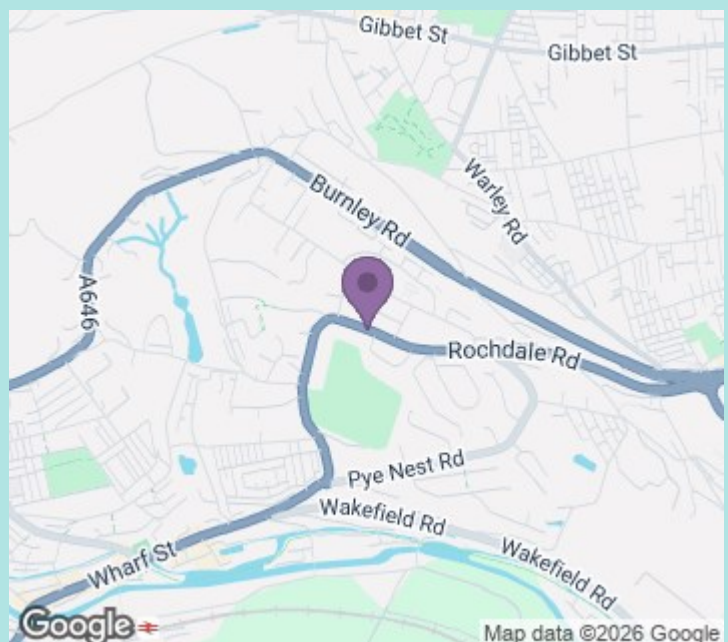
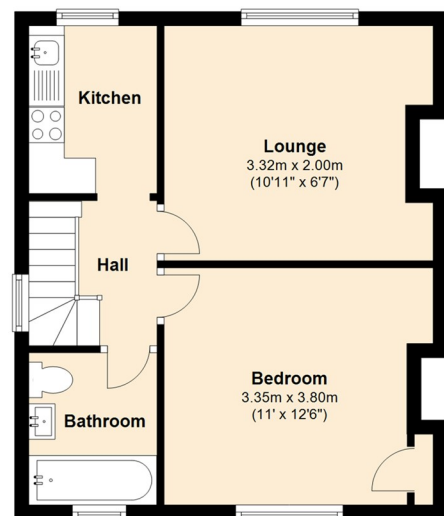
Main door leads through to a convenient ground floor vestibule area ideal as a cloakroom. Stairs then lead up to the main living accommodation. Lounge to the front elevation having carpets and neutral décor. Benefiting from uPVC double glazing, central heating radiator and decorative timber fireplace. Wall lighting to the alcoves, and TV point. A separate kitchen having a range of base/wall units and roll top laminate work surface. Integrated single oven, hob and chimney extractor and plumbing for washing machine. Double bedroom to the property having rear facing aspect, newly fitted carpets and neutral décor, with fitted storage to one alcove. Bathroom comprising a three piece white suite to include low flush WC, sink pedestal, panel bath and over bath electric shower with partial tiling. Mirror fronted vanity cupboard above sink and central heating radiator. The flat benefits from off street parking to the side of the building and it's own self contained entrance.

Location

The property is located on Rochdale Road in Pye Nest, conveniently close to the town centres of Halifax and Sowerby Bridge, both offering local shops, cafes and bars and restaurants, as well as bigger chain supermarkets. Local towns Halifax and Sowerby Bridge provide commuter links through a bus station and train stations offering direct access to Leeds and Manchester. With the addition of the M62 motorway network offering access to wider areas.

Council tax band: A
EPC rating: D
Deposit: £686

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