

Peter David

Properties Ltd

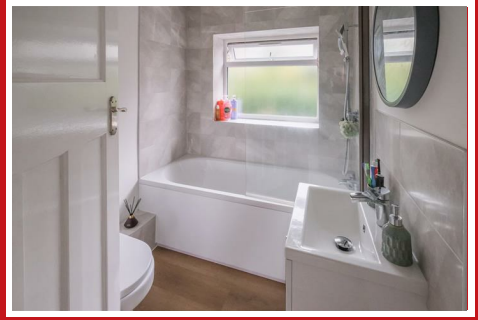
Residential Sales and Lettings



Edwards Road,

£155,000





Nestled in the desirable area of Pye Nest, Halifax, this charming mid-terrace house offers a delightful living experience. With two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals seeking a comfortable home.

Upon entering, you will find a well-presented lounge that invites relaxation and social gatherings. The kitchen is functional and provides ample space for culinary pursuits, while the handy pantry and under-stairs storage ensure that your home remains tidy and organised.

The first floor boasts two inviting bedrooms, each offering a peaceful retreat at the end of the day. The modern bathroom is tastefully designed, providing a refreshing space for your daily routines.

Outside, the property features a garden to the rear, perfect for enjoying the outdoors, whether for gardening or simply unwinding in the fresh air. Additionally, there is a garden to the front, enhancing the overall appeal of the home.

Situated in a sought-after location, this property is conveniently close to local amenities and schools, making it an ideal choice for families. Furthermore, with easy access to Sowerby Bridge and Halifax town centre, you will find yourself well-connected to a variety of shops, restaurants, and recreational facilities.

This lovely terraced house on Edwards Road is a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-maintained home. Don't miss the chance to make it yours.

- TWO BEDROOMS
- GARDENS BOTH FRONT AND REAR
- SOUGHT AFTER LOCATION
- IDEAL FOR FIRST TIME BUYERS
- SOLD WITH NO ONWARD CHAIN
- WELL PRESENTED
- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- EPC RATING - C
- COUNCIL TAX BAND - B

Entrance vestibule

Lounge

11'10" x 15'5" (3.62 x 4.7)

Dining Kitchen

14'11" x 6'7" (4.55 x 2.02)

First floor

Bedroom one

14'9" x 10'8" (4.52 x 3.27)

Bedroom two

9'1" x 10'0" (2.77 x 3.05)

Bathroom

5'6" x 6'11" (1.7 x 2.12)

Directions

Please use post code HX2 7DG for sat nav directions.

PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



A map snippet from Google Maps showing the area around Calderdale College. A red location pin is placed at the intersection of Wakefield Rd and Savile Park. The text 'KING CROSS' is partially visible near the pin. The Google logo and 'Map data ©2026 Google' are at the bottom.

Peter David Properties

Front Ground

Lounge
3625 x 4700

Kitchen
4550 x 2025

Storage

1st Floor

Bedroom 1
4525 x 3275

Bed 2
2775 x 3050

Bathroom
1700 x 2125

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating

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		

Current: 70, Potential: 82

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		

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