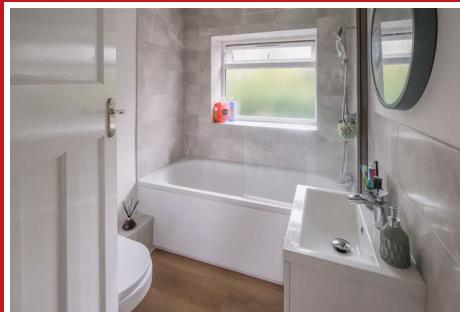




**Edwards Road,**

**£160,000**





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.



## Road Map



## Hybrid Map



## Terrain Map



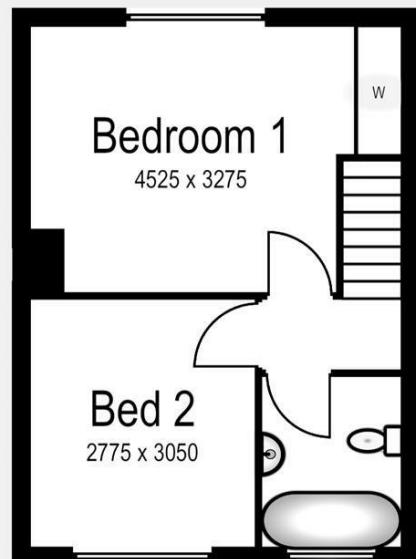
## Floor Plan

Peter David Properties

### Front Ground



### 1st Floor



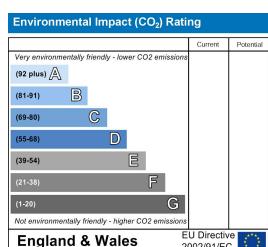
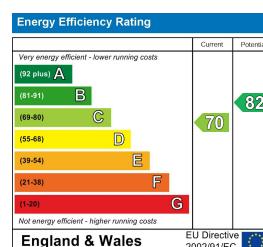
**HX2 7DG**  
Internal - 58m<sup>2</sup>

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.

## Viewing

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

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

361 Skircoat Green Road,  
Halifax  
HX3 0RP

T: 01422 366948  
E: halifax@peterdavid.co.uk

102 Commercial Street  
Brighouse HD6 1AQ

T: 01484 719191  
E: brighouse@peterdavid.co.uk

[www.peterdavid.co.uk](http://www.peterdavid.co.uk)

20 New Road  
Hebden Bridge HX7 8EF

T: 01422 844403  
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road  
Huddersfield HD3 3RG

T: 01484 719191  
E: huddersfield@peterdavid.co.uk