Arlington Crescent, Pye Nest, HX2 7HU
£210,000

Edkins & Holmes
ESTATE AGENTS

An extended two-bedroom semi-detached home offering spacious and versatile accommodation, complemented by generous off-road parking, a detached single garage and attractive gardens to both the front and rear.

The ground floor accomd established residential area conveniently situated between Halifax and Sowerby Bridge. The location provides easy access to a good range of local shops, schools and everyday amenities, with amodation comprises a welcoming lounge, a dining kitchen, a useful ground-floor shower room and a sun room, providing additional living space with an outlook over the rear garden.

To the first floor are two well-proportioned double bedrooms together with a house shower room, making the property particularly well suited to couples, small families or those looking for additional space for guests or home working.

Externally, the property benefits from ample driveway parking leading to a detached single garage. To the rear is an enclosed garden with both lawn and patio areas, ideal for outdoor seating and entertaining, while the front features a further lawned garden.

Pye Nest is a popular an wider selection of shopping, leisure facilities, cafés and restaurants available in both Halifax and Sowerby Bridge. The area is also well placed for commuters, with convenient road links and access to Sowerby Bridge railway station, providing connections to surrounding towns and cities.

Entrance Hall
UPVC double glazed door to front elevation.

Shower Room
Wash hand basin. Low flush W.C. Shower cubicle. Partially tiled. Chrome towel radiator. UPVC double glazed window to side elevation.

Lounge 13'1" x 11'5" (4.010 x 3.484)
Electric fire. Radiator. UPVC double glazed window to front elevation.

Dining Kitchen 10'8" x 15'2" (3.252 x 4.628)
Fitted kitchen with wall and base units. Stainless steel one and a half bowl sink. Gas cooker point. Plumbing for washing machine. Plumbing for dishwasher. Storage cupboard. Understairs cupboard. Radiator. UPVC double glazed window to rear elevation.

Sun Room 10'5" x 6'10" (3.184 x 2.085)
Electric heater. UPVC double glazed French doors to rear. UPVC double glazed windows to side elevation.

Landing
Stairs leading from Entrance Hall. UPVC double glazed window to side elevation.

Bedroom One 11'3" x 12'5" + recess (3.439 x 3.788 + recess)
Radiator. UPVC double glazed window to front elevation.

Bedroom Two 10'7" x 9'0" (3.242 x 2.752)
Radiator. UPVC double glazed window to rear elevation.

Shower Room
Wash hand basin. Low flush W.C. Shower cubicle. Fully tiled. Radiator. UPVC double glazed window to rear elevation.

Detached Single Garage
Up and over doors. Power. Light. Double glazed window to side. Door to side.

Parking
Block paved driveway.

Front Garden
Lawn garden with mature planting.

Rear Garden
Lawn and patio garden.

Council Tax Band
B

Location
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
sank.wounds.book

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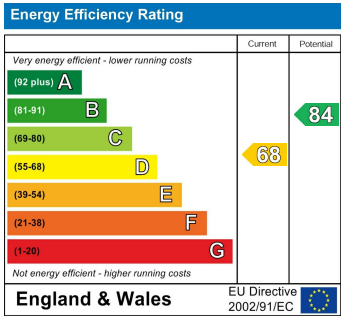

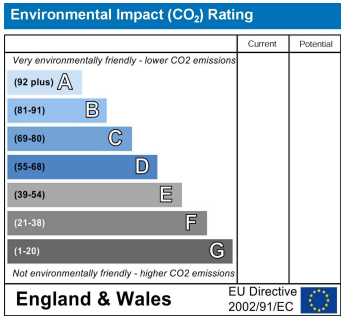

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