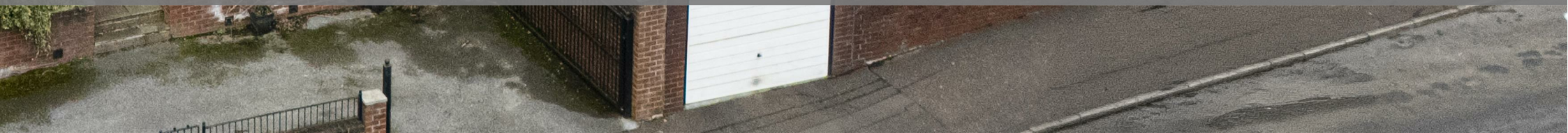




98 Pye Nest Road, Halifax, HX2 7HS

£299,950

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This superb 4 bedroom, 2 bathroom, semi-detached property has been substantially extended from its original form by way of a two storey side extension and now provides most spacious family sized accommodation.

Situated on the outskirts of Sowerby Bridge and attracting superb far reaching views towards Norland Moor, the property would make an ideal purchase for those with a young and growing family.

Beautifully presented throughout, with a high range of quality fixtures and fittings, the property is further enhanced by gas fired central heating, uPVC double glazing and a detached single garage.

Only by a personal inspection can one truly appreciate the size, quality and position of this outstanding family home.





## GROUND FLOOR:

Enter the property via a composite external door with sealed unit double glazed panels gives access to the entrance hall.

### Entrance Hall

With a built-in understairs storage cupboard, central heating radiator, dado rail decor and ceiling coving.

### Lounge

13'1" x 12'3" inc bay window (3.99m x 3.73m inc bay window)

With superb far reaching views towards Norland Moor through a uPVC double glazed bay window. This good sized reception room is also fitted with a gas and log effect living flame fire, central heating radiator, dado rail decor, 2 wall light points and ceiling coving.

### Sitting Room/Dining Room

18'8" max x 11'7" (5.69m max x 3.53m)

A generous second reception room which is peacefully situated to the rear of the property. Having 2 uPVC double glazed windows, 2 central heating radiators and a gas and coal effect living flame fire which is set on to a marble hearth and backdrop, with Adams style surround and mantel. There are twin recessed display areas with cupboards beneath.

### Breakfast Kitchen

14'1" x 10'3" max (4.29m x 3.12m max)

Fitted with a matching range of modern wall and base units, with laminated work surfaces and concealed lighting to the wall units. There are part tiled walls, stainless steel sink with mixer taps and side drainer, uPVC double glazed

window, sunken low voltage lighting, central heating radiator, peninsula breakfast bar and integrated appliances including 4 ring gas hob with overhead extractor fan and light, split level double oven and grill, fridge, freezer and dishwasher. A uPVC double glazed external door gives access to the rear.

### Utility Room

7'4" x 5'1" (2.24m x 1.55m)

Being plumbed for a washing machine, 1.5 bowl Asterite sink unit with mixer taps and side drainer, part tiled walls, and a uPVC double glazed window with far reaching views towards Norland Moor.

### Cloakroom/WC

Furnished with a 2 piece suite comprising of a low flush WC and pedestal wash basin. There is a uPVC double glazed window, part tiled walls and central heating radiator.



## FIRST FLOOR:

### Landing

### Bedroom 1

11'4" x 11'0" inc wardrobes (3.45m x 3.35m inc wardrobes)

Having full width fitted wardrobes with sliding doors, wood effect laminate flooring, a central heating radiator and uPVC double glazed window with superb far reaching views.

### Shower Room

Conveniently placed next to the master bedroom this 3 piece shower room is fully tiled to the walls and floor and comprises a low flush WC, hand wash basin set to vanity storage and a large walk in shower enclosure with thermostatic shower. Also having a chrome ladder style heated towel rail and Velux window.

### Bedroom 2

11'7" x 12'0" (3.53m x 3.66m)

Fitted with full width wardrobes with sliding doors, a central heating radiator and uPVC double glazed window.

### Bedroom 3

18'10" max x 10'7" max (5.74m max x 3.23m max)

With 2 central heating radiators, uPVC double glazed windows to both side and rear, and matching bedhead wall light points.

### Bedroom 4

7'1" x 7'1" (2.16m x 2.16m)

Having laminate flooring, built-in desk unit, central heating radiator and uPVC double glazed window.

### Bathroom

Being fully tiled to both the walls and floor. The bathroom is fitted with a low flush WC, pedestal wash basin and panelled bath with overhead Mira shower and shower screen. There is a chrome ladder style radiator, uPVC double glazed window and built-in linen cupboard.

## OUTSIDE:

There are gardens to both front, side and rear. The gardens to the front are tiered and attract superb far reaching views, with a path leading up to the front and side of the property. To the rear there is a low maintenance, tiered garden which comprises of patio seating areas, steps and a lawned section.

## Detached Garage

20'1" x 9'0" (6.12m x 2.74m)

A detached single garage, accessed via an up and over door. Fitted with power and light points.

## BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## TENURE:

Freehold

## COUNCIL TAX BAND:

B

## MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

## ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

## VIEWINGS:

Please call our office to book a viewing on 01422 374811.





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Floor 0

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Floor 1



Approximate total area<sup>(1)</sup>  
107.9 m<sup>2</sup>  
1160 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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