



15 Broad Oaks Halifax Road

Hipperholme, Halifax, HX3 8DD

£130,000



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Welcome to this charming two-bedroom apartment located in Broad Oaks in the desirable area of Hipperholme.

This property boasts a modern open-plan living space, creating a sense of spaciousness and allows for natural light to flood the living areas.

One of the standout features of this property is the convenience of having parking available, ensuring you never have to worry about finding a space after a long day at work.

Situated in a sought-after location, this house is surrounded by good schools, making it an ideal choice for families with children. Additionally, you'll find a variety of local amenities within easy reach, providing you with everything you need right at your doorstep.

Don't miss out on the opportunity to make this lovely house your new home in the heart of Hipperholme. Contact us today to arrange a viewing and experience the charm and convenience this property has to offer.

Entrance

The property is accessed through an external door and up a single flight of stairs to the first floor. The internal entrance of the apartment leads onto the living area, bedrooms and bathroom.

Open Living Area

22'7" x 20'0" (6.9m x 6.1m)

An open living space with a window and Juliet balcony overlooking the rear of the property. This spacious area provides a flexible space for living, dining and study areas and the kitchen has wooden wall and base

units with a sink, oven and integrated fridge freezer. With laminate flooring and a light and neutral colour scheme, the space is light and airy, spacious for a two bedroom apartment.

Bedroom One

16'4" x 14'9" (5.0m x 4.5m)

A large double bedroom overlooking the front of the home with double windows allowing plenty of natural light. There is access to the en-suite bathroom.

En-Suite

With white wall tiles and black floor tiles, a corner shower, sink and w/c.

Bedroom Two

10'2" x 9'6" (3.1m x 2.9m)

A double bedroom overlooking the front of the property with a Juliet balcony.

Bathroom

Partly tiled with a bath tub, sink and w/c.

External

There is parking space to the front and rear of the apartments which are set back from the main road.

Directions

For Satnav please use the postcode HX38DD

Viewings

Viewings are strictly by appointment only. Please contact SW Properties.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available

both in branch and through home visits - if you would like to arrange an appointment contact us today.

DISCLAIMER

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 SW 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

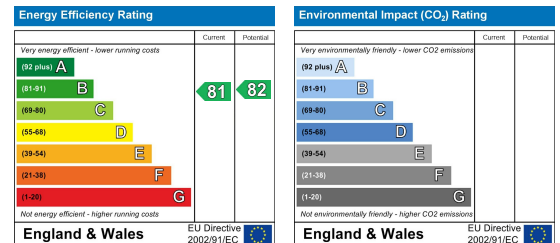


This floor plan has been created for illustrative purposes only. Measurements/dimensions are approximate and layout should only be used for guidance. Not all storage spaces will be displayed. Internal area is an estimation.

Viewing

Please contact us on 01422 415776 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.