



william  
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for sale  
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**Broadwood Avenue, Halifax HX2 0SA**

  
william  
h brown

**welcome to**

**Broadwood Avenue, Halifax**

A two bedroom semi-detached bungalow with Driveway and Front & Rear Gardens. Located just outside of Halifax town centre the bungalow has great transport links. The property is in the perfect spot on a quiet cul-de-sac, Call us now to book your viewing!



### **Entrance**

Enter through the upvc door into the entrance hallway.

### **Lounge**

14' 5" max x 12' 7" max ( 4.39m max x 3.84m max )  
Carpet flooring, ceiling light point, upvc double glazed bay window to front elevation and gas fire.

### **Kitchen**

9' 9" max x 7' 5" max ( 2.97m max x 2.26m max )  
Wall and base units with complementary work surfaces over. Stainless steel sink and drainer, space for electric cooker, space for under counter fridge, upvc double glazed window to rear elevation, vinyl flooring, door to conservatory, strip light and Breakfast bar.

### **Conservatory**

7' 8" max x 7' 1" max ( 2.34m max x 2.16m max )  
Vinyl flooring, French doors leading out to garden and vinyl flooring.

### **Bedroom One**

12' 1" max x 12' ( 3.68m max x 3.66m )  
Upvc double glazed window to the front elevation, carpet flooring and ceiling light point.

### **Bedroom Two**

12' 1" max x 9' 8" max ( 3.68m max x 2.95m max )  
Bedroom two has a upvc double glazed window to the rear elevation, carpet flooring, ceiling light point and a gas fire.

### **Bathroom**

Three piece suite comprising of a low level Wc, Pedestal wash hand basin and panelled bath. There is a ceiling light point, vinyl flooring, upvc double glazed window to the rear elevation and partially tiled walls.

### **Externally**

The property benefits from well maintained grounds consisting of two astro turf areas to the front with a paved path way leading to the entrance, Driveway and a Paved patio area to the rear of the property with French doors leading into the conservatory. The gardens would make a great space for sitting out and enjoying the Summer months.



***view this property online*** [williamhbrown.co.uk/Property/HFX113329](http://williamhbrown.co.uk/Property/HFX113329)



welcome to

## Broadwood Avenue, Halifax

- \*\*OFFERS OVER £135,000\*\*
- TWO BEDROOMS
- SEMI-DETACHED BUNGALOW
- FRONT & REAR GARDENS
- QUIET CUL-DE-SAC LOCATION

Tenure: Freehold EPC Rating: F

offers over

**£135,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFX113329 - 0003

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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