



Broadley Crescent, Halifax HX2 0RL

welcome to

Broadley Crescent, Halifax

A four bedroom semi-detached family home in Mount Tabor which offers great family accommodation. Benefits from a Driveway, Garage, Summer house and Gardens. Spacious modern kitchen/diner and externally well presented throughout this would make an ideal family home. Call us now to book your viewing!



Kitchen/Diner

25' 1" x 18' 4" (7.65m x 5.59m)

The spacious kitchen/diner has been fitted with modern wall and base units with a Granite work surfaces over. The kitchen boasts a large Island with Induction hob with downdraft extractor. Sink with Frankie instant boiling water tap, Neff Slide & Hide oven, microwave/combo oven. This kitchen benefits from tiled under floor heating, ceiling spot lights, Sky light with LED lighting, UPVC double glazed window to the rear elevation, UPVC door to rear and a Composite door to side elevation. The kitchen would make a fantastic space for socialising.

Lounge

16' 9" x 14' 3" (5.11m x 4.34m)

The lounge benefits from carpet flooring, built in shelving unit, cast iron central heating radiator, ceiling spot lights and UPVC double glazed window to the front and side elevation.

Bedroom One

27' 4" max x 17' 10" max (8.33m max x 5.44m max)

Bedroom one benefits from carpet flooring, ceiling spot lights, cast iron central heating radiator, fitted wardrobes, with fitted velux fitted windows and a UPVC double glazed window to the side elevation.

En-Suite

En-suite including rain/jets/waterfall shower, Wc, sink vanity unit and chrome heated towel rail.

Bedroom Two

14' 6" x 11' 2" (4.42m x 3.40m)

Bedroom two benefits from carpet flooring, ceiling spot lights, cast iron gas central heating radiator, UPVC double glazed window to the front elevation.

Bedroom Three

11' 8" x 8' 7" (3.56m x 2.62m)

Bedroom three benefits from carpet flooring, ceiling spot lights, cast iron gas central heating radiator and Velux window.

Bedroom Four

10' 8" x 8' 11" (3.25m x 2.72m)

Bedroom four has carpet flooring, ceiling spot lights, cast iron gas central heating radiator and UPVC double glazed window to the side elevation.

Bathroom

The modern bathroom benefits from tiled flooring and walls, integrated tv, gas central heating radiator, UPVC double glazed window to side elevation, vanity sink unit, whirl pool bath, BTW WC and walk in shower.

Summer House

The summer house benefits from wooden flooring, a WC, bi/ folding doors to the front elevation and power points.

Externally

Externally the property has been recently rendered and benefits from a large driveway, Security cameras and garage which subject to planning permission could be converted to make living space and has power points. There is decked and a lawned area to the rear and a summer house with power, lights and a WC. The garden would be ideal for sitting out and enjoying the summer months.



view this property online williamhbrown.co.uk/Property/HFX113327



welcome to

Broadley Crescent, Halifax

- ** GUIDE PRICE £325,000 - £350,000 **
- FOUR BEDROOM SEMI-DETACHED
- DRIVEWAY, GARAGE & SUMMER HOUSE
- MODERN & WELL-PRESENTED THROUGHOUT
- MOUNT TABOR LOCATION

Tenure: Freehold EPC Rating: C

guide price

£325,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFX113327



Property Ref:
HFX113327 - 0007

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.



william h brown



01422 362845



halifax@williamhbrown.co.uk



6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB



williamhbrown.co.uk