



**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 & Gardens. Spacious modern kitchen/diner. 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 spotlights, 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 spotlights 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 spotlights, 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 spotlights, 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 spotlights, 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, whirlpool 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.



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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

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Property Ref:  
HFX113327 - 0008

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