



Broadley Grove, Halifax HX2 0RN

welcome to

Broadley Grove, Halifax

Offered with no onward chain is this semi-detached bungalow, Offers Over £260,000 which is presented to a great standard and offers excellent family accommodation. Benefitting from a conservatory, lovely views and front & rear gardens. Contact us now to book your viewing!



Entrance Hall

Enter the property through a composite door to the front elevation into the entrance hall, where there is a central heating radiator, two ceiling light points and carpeted flooring.

Lounge/dining Room

25' x 10' 11" (7.62m x 3.33m)

With double glazed windows to the front and rear providing lovely views, two ceiling light points, central heating radiator and carpeted flooring. The lounge is open plan with the dining room providing ample space for free standing furniture.

Kitchen

10' 2" x 8' 11" (3.10m x 2.72m)

Fitted kitchen with wall and base units and complementary work surfaces, incorporating sink and drainer, tiled splashbacks and double oven with induction hob and extractor fan. With four ceiling spots and vinyl flooring and a uPVC door to the rear leads to the conservatory.

Conservatory

9' 9" x 6' (2.97m x 1.83m)

With six double glazed windows and a uPVC double glazed door to the side elevation providing fabulous views and vinyl flooring.

First Floor Landing

With ceiling light point and carpeted flooring.

Bedroom One

12' 6" x 9' 10" (3.81m x 3.00m)

Double bedroom with a uPVC double glazed window to the front elevation, central heating radiator, ceiling light point and carpeted flooring.

Bedroom Two

16' 6" x 10' 11" (5.03m x 3.33m)

Bedroom two also a double bedroom with a uPVC double glazed window to the rear elevation with lovely views, two ceiling light points, central heating radiator and carpeted flooring.

Bedroom Three

14' 5" x 9' 10" (4.39m x 3.00m)

With a double glazed window to the side elevation, central heating radiator and carpeted flooring. There are four ceiling spot lights as well as ceiling light point.

Shower Room

Located on the ground floor and comprising of low level w/c, wash hand basin with a vanity unit and a walk in shower. With a double glazed window to the side elevation, three ceiling spots and heated towel rail. The bathroom itself has tiled flooring.

W/c Room

Located on the first floor, w/c room comprising of low level w/c and a wash hand basin. With ceiling light points & carpeted flooring.

Externally

To the front of the property there is a driveway providing ample off street parking and a well maintained lawned garden. To the rear is a good sized well-maintained garden which is lawned and paved and would be great for enjoying the summer months. The rear garden benefits from extensive lovely views!

Outbuilding

26' 10" x 9' 5" (8.18m x 2.87m)

With wooden windows to the side and rear and two wood doors to the side elevation. Benefitting from electricity, two strip lights and roller door.



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- **OFFERS OVER £260,000**
- CONSERVATORY
- VIEWS
- FRONT & REAR GARDENS
- GARAGE & DRIVEWAY

Tenure: Freehold EPC Rating: D

offers over

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX112659 - 0006

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