



3 Broadley Lathe, Moor End Road, Halifax, HX2 0RP

Offers Over £300,000

- : Popular & Convenient Location
- : Large Garden
- : 2 Reception Rooms
- : Easy Access To Halifax Town Centre
- : Realistically Priced
- : Extended Period Cottage
- : 4 Double Bedrooms (master en suite)
- : 2 Bathrooms & Downstairs Cloakroom
- : Panoramic Views
- : Viewing Absolutely Essential



## 3 Broadley Lathe, Halifax HX2 0RP

Step inside this extended four-bedroom end-terraced cottage and you cannot fail to be impressed by the deceptively spacious and attractive family accommodation this period residence provides.

The property briefly comprises an entrance porch, sitting room, large open plan family and dining room, modern kitchen, downstairs cloakroom, four double bedrooms (master with en suite shower room), bathroom, gardens to three sides with a large terraced garden to the side, uPVC double glazing and gas central heating.

The property enjoys superb panoramic rural views from its slightly elevated and commanding position, as well as providing easy access to Halifax town centre and the Trans-Pennine road and rail network linking the business centres of Manchester and Leeds.

Very rarely does an opportunity arise to purchase an affordable four bedroomed extended residence with a large garden at this affordable price and as such an early appointment to view is strongly recommended.



4



2



2



Council Tax Band: A



#### ENTRANCE PORCH

Front entrance door opens into the porch with UPVC double glazed window to the side elevation, coat hanging facilities and inset spotlighting to ceiling.

From the entrance porch a UPVC double glazed door opens into the.

#### SITTING ROOM

12'10" x 12'11"

With feature inglenook stone fireplace housing a multi-fuel stove set on a matching stone hearth. Built-in cupboards to one side with wood store beneath. Corniced ceiling, UPVC double glazed window to the front elevation, double radiator and a stone-flagged floor.

From the sitting room a door opens into the.

#### FAMILY & DINING ROOM

22'11" x 10'9"

A light and spacious multi purpose room with UPVC double glazed windows to three elevations and French doors opening onto the large side terraced garden, providing panoramic views. Corniced ceiling, wood flooring, two modern vertical radiators and TV point.

From the sitting room door to the

#### KITCHEN

13'9" x 8'6"

Fitted with a range of modern wall and base units with matching work surfaces, incorporating single drainer stainless steel sink with mixer tap. Fitted multi fuel cooking range with extractor in canopy above, plumbing for automatic washer and space for tumble dryer. UPVC double glazed window to the rear elevation, radiator and walk-in pantry with fitted shelving.

From the kitchen door opens to stairs up to a

#### DOWNSTAIRS CLOAKROOM

With low flush WC and window to the front elevation.

From the kitchen, stairs with fitted carpet lead to the.

#### FIRST FLOOR LANDING

With fitted carpet.

From the landing door to

#### BEDROOM THREE

11'5" x 10'10"

UPVC double glazed windows to the side and rear elevations providing a light and airy aspect with panoramic views. Double radiator and fitted carpet.

From the landing door to

#### BEDROOM FOUR

10'7" x 11'1"

With UPVC double glazed windows to the front and side elevations, enjoying superb panoramic views. Double radiator and fitted carpet.

From the landing door to

#### BEDROOM TWO

12'9" max x 12'2"

Featuring period fire surround to chimney breast with built-in cupboards to one side housing Worcester combination boiler. UPVC double glazed window to the front elevation, double radiator, TV point and fitted carpet.

From the landing door to

#### BATHROOM

Fitted with a white three-piece suite comprising hand wash basin set into period vanity unit with marble top and mixer tap, panelled bath with shower unit above, and low flush WC. The bathroom is tiled around bath and shower with complementing ducor to remaining walls. UPVC double glazed window to the rear elevation, chrome heated towel rail, tiled floor and fitted cupboard providing useful storage.

From the first-floor landing, stairs lead to a half landing with UPVC double glazed window to the rear elevation. From the half landing stairs lead to.



### BEDROOM ONE

22'2" x 12'11"

The charm and character of this spacious double bedroom is enhanced by the beamed ceiling and cast iron period fireplace to chimney breast. UPVC double glazed window to the front elevation and double glazed skylight providing natural light and panoramic views. Inset spotlighting, radiator and fitted carpet. The bedroom has a

### DRESSING AREA

Fitted shelves, hanging rails and dressing table.

From the dressing area through to an

### EN SUITE SHOWER ROOM

Modern white three-piece suite comprising hand wash basin set into vanity unit with mixer tap, low flush W/C and shower cubicle with Triton electric shower. Inset spotlights to ceiling and a tiled floor.

### GENERAL

The property is constructed of stone and is surmounted with a stone slate roof. It has the benefit of all mains services, gas, water and electricity, with the added benefit of UPVC double glazing and gas central heating. The property is Freehold and is in Council Tax Band A.

### EXTERNAL

To the front of the property there is a stone-flagged and concreted area with pathway leading to the front entrance door. To the side is a stone-flagged terrace with rockery garden, leading to a two-tier lawn with mature trees and shrubs. There is a large store room and a

### GAMES ROOM / BAR

3.46m x 5.42m

With built-in bar, skylight window, power and light, and UPVC double glazed French doors opening onto a flagged entertainment area.

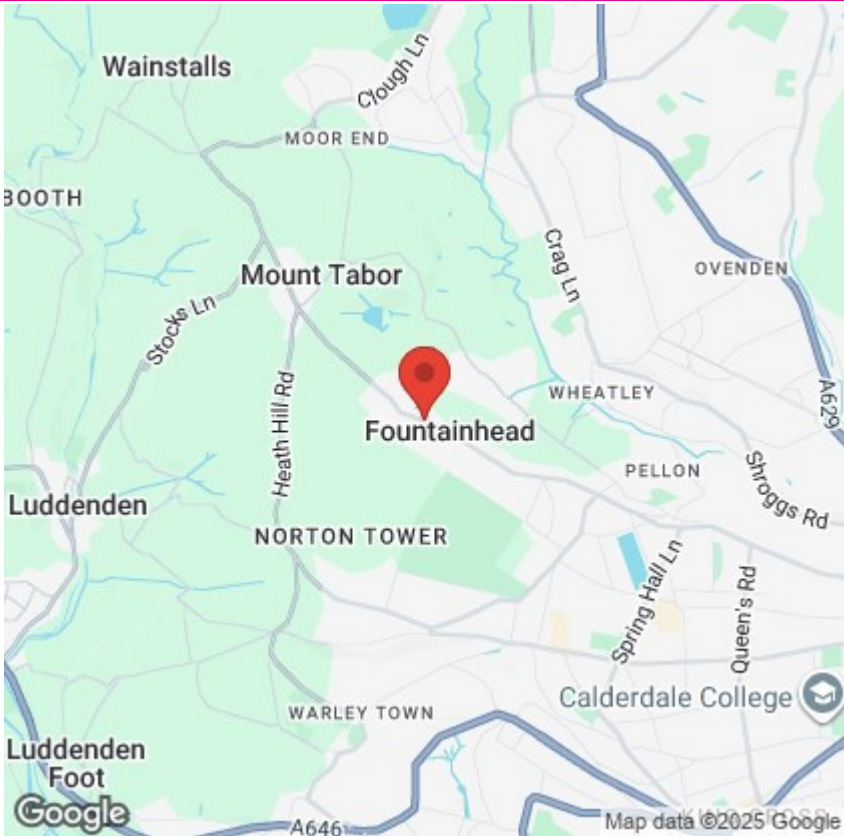
To the rear of the property there is a further lawned garden with access driveway from the main road.











### Directions

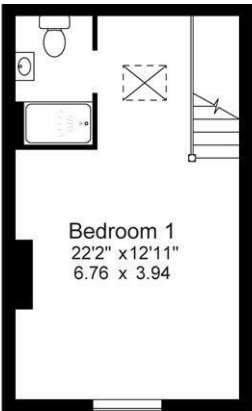
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### Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

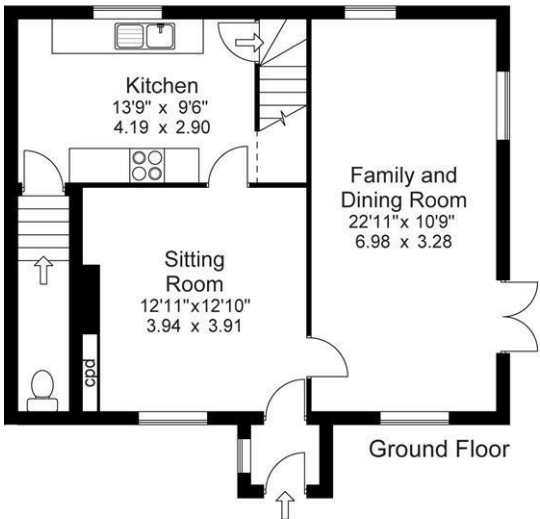
### EPC Rating:

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

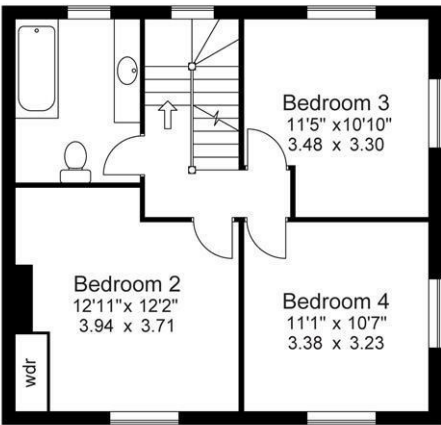


Second Floor

Approx Gross Floor Area = 1467 Sq. Feet  
= 136.4 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.