



24 Broadley Grove, Halifax, HX2 0RN

**£260,000**

Offered FOR SALE with NO CHAIN is this THREE BEDROOM semi-detached bungalow in the popular Mount Tabor area of Halifax. Accommodation comprises; Entrance lobby, hallway, lounge/diner, kitchen, double bedroom and bathroom. To the first floor; landing, single bedroom and double bedroom. Gardens front and rear. Driveway to side and garage. The property benefits from Upvc double glazing and gas central heating. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

## Ground Floor

### Entrance Lobby

Upvc obscure double glazed door to front and dado rail. Door to hallway;

### Hallway



Radiator, dado rail and coving to ceiling. Doors to kitchen, bedroom, bathroom and lounge/diner;

### Lounge/Diner 8'8" x 24'7" (2.65 x 7.5)



Coving to ceiling, wall lights and living flame gas fire with marble effect base and surround and decorative fireplace. Radiator, Upvc double glazed picture window to front, t.v. aerial lead, telephone point and cable point. Dining area has dado rail, radiator, coving to ceiling and Upvc double glazed window to rear

### Kitchen 8'10" x 18'4" (2.7 x 5.6)



Having a range of wall and base units with laminate worktop and tiled splashbacks. 'Glow worm' condensing combi boiler. stainless steel one and a half sink and drainer, CDA integrated dishwasher, electric cooker point with glass splashback and extractor hood above. Integrated 'Beko' fridge/freezer, plumbing for washing machine and t.v. aerial lead. Upvc double glazed French doors and window to rear. Laminate floor, radiator and staircase access to first floor;

## Bedroom One 10'0" x 12'1" (3.05 x 3.7)



Double bedroom with radiator, coving to ceiling and Upvc double glazed window to front. Fitted wardrobes with sliding mirrored doors.

## Bathroom 5'4" x 7'8" (1.65 x 2.35)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with mains shower over and folding glass shower screen. Tiled floor, tiled walls and chrome heated towel radiator. Electric shaver point and Upvc obscure double glazed window to side.

## First Floor

### Landing



Upvc double glazed window to side, radiator, wooden double glazed velux window and undereaves storage. Doors to bedrooms;

### Bedroom Two 13'9" x 15'8" (4.2 x 4.8)



Double bedroom with undereaves storage, spotlights and radiator. Wooden double glazed velux window and t.v. aerial lead.

### Bedroom Three 6'8" max x 13'1" max (2.05 max x 4 max)



Single bedroom with radiator, Upvc double glazed window to side and wooden double glazed velux window.

### External



Lawn to front with bushes and shrubbery. Outside socket. External light. Block paved driveway to side. External light. Patio and lawn to rear. Detached garage with up and over door.

### Parking

Driveway provides plenty of off road parking.

### Tenure

We have been advised by the vendor that the property is freehold

### Energy Rating

C

### Council Tax Band

C

### Viewings

Strictly by appointment. Contact Dawson Estates.

### Property to Sell?

Call for a FREE, no obligation valuation.

### Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

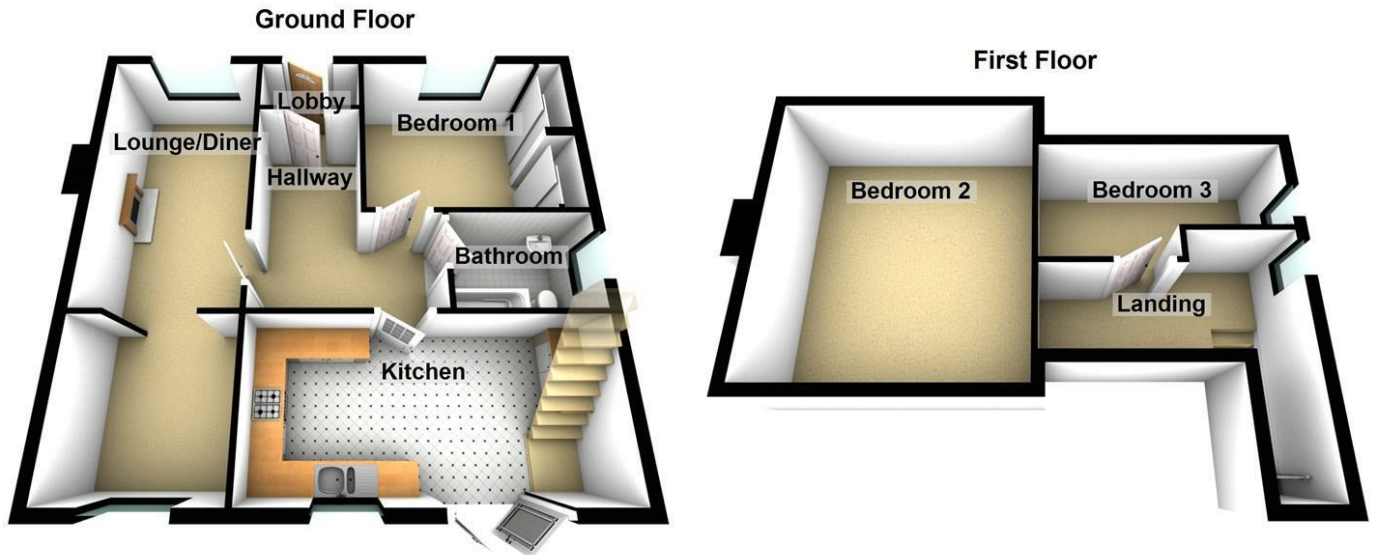
### Boundaries & Ownerships

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

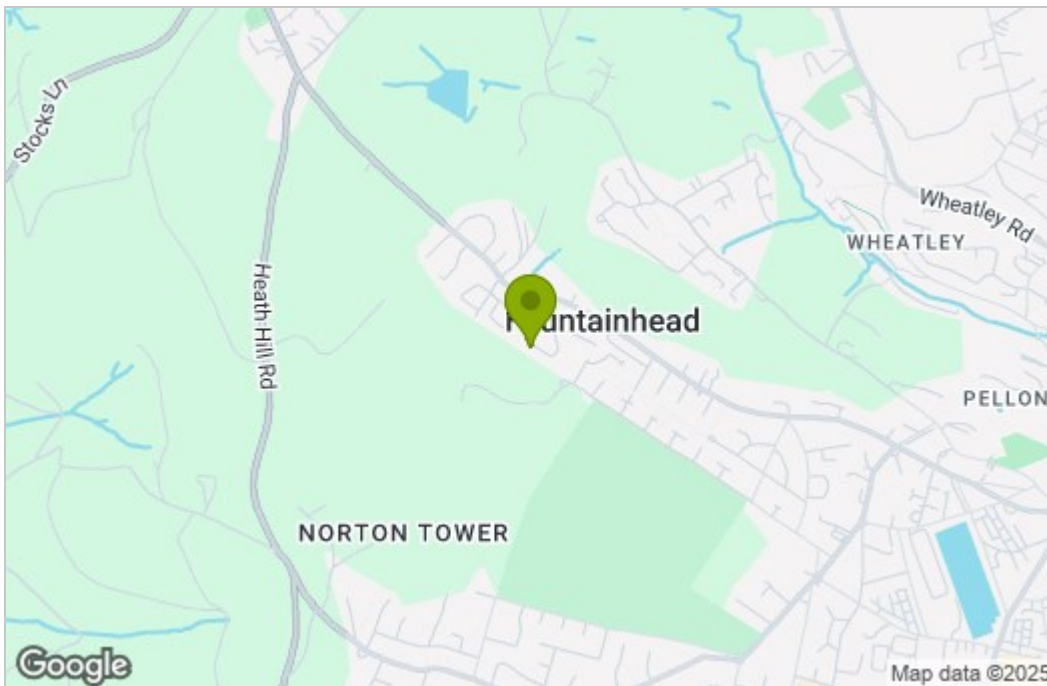
### Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

## Floor Plan



## Area Map



## Energy Efficiency Graph

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		69	77
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.