

# Chapters



**33 BROADLEY CRESCENT  
HALIFAX**

**£290,000  
FREEHOLD**

Nestled in the charming area of Broadley Crescent, Halifax, this delightful house offers a generous living space as the property has had a significant extension added to the property, perfect for families or those seeking a comfortable home. The property boasts a warm and inviting atmosphere, making it an ideal retreat. As you step inside, you will be greeted by a well-designed layout that maximises both space and natural light. The living areas are thoughtfully arranged, providing ample room for relaxation and entertaining guests. The kitchen is functional and well-equipped with the added benefit of a utility space and boot room. The house features four bedrooms. The bathroom is modern and stylish, ensuring convenience for all residents with the added benefit of an en-suite to the main bedroom. Outside, the property benefits from a lovely private garden area, perfect for enjoying the fresh air or hosting summer barbecues. Broadley Crescent is situated in a friendly neighbourhood, with local amenities, schools, and parks just a stone's throw away. The area is well-connected, making commuting to nearby towns and cities a breeze. This property presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a spacious home. Don't miss the chance to make this lovely house your own.





• EXTENDED FAMILY HOME • FOUR GOOD SIZED BEDROOMS • LARGE OPEN PLAN LIVING DINING KITCHEN

### Entrance

With staircase to the first floor, under stair storage space, door to the kitchen and door to:

### Living Room

Spacious room with large double glazed window to the front, radiator, feature double sided fireplace with multi fuel burning stove fire. Opening to:

### Kitchen

Fitted wall and base units incorporating a stainless steel sink and drainer with integrated double oven, gas hob and extractor overhead. Double glazed window to the rear, plumbing for a washing machine, tiled flooring and door to:

### WC

With WC, wash basin and tiled walls and flooring.

### Conservatory

With sliding patio doors leading to the garden frosted double glazed to one side and radiator.

### Garage/ Boot Room

With PVCu door leading to the front, good space for storage, door to:

### Utility Room

Having a PVCu access door to the rear garden, space for a fridge freezer and dryer. Good storage space and wall mounted combi boiler.

### First Floor

Landing with staircase to the second floor and radiator. Door to:

### Bedroom One

Double room with double glazed window to the rear, radiator, fitted wardrobes with mirrored doors and door to:

### En-Suite

Comprising WC, wash basin with vanity unit and shower cubical. Frosted double glazed window and tiled walls.

### Bedroom Three

Double room with two double glazed windows to the front and radiator.

### Bedroom Four

With two double glazed windows to the front and radiator.

### Bathroom

Four piece suite comprising of WC, wash basin with vanity unit, paneled bath and corner shower cubical. Frosted double glazed window, tiled walls and flooring and large chrome heated towel rail.

### Second Floor

Having useful storage cupboards and velux window.

### Bedroom Two

Large bedroom which could be very versatile with double glazed window to the rear and velux window to the front. Exposed beams and radiator.

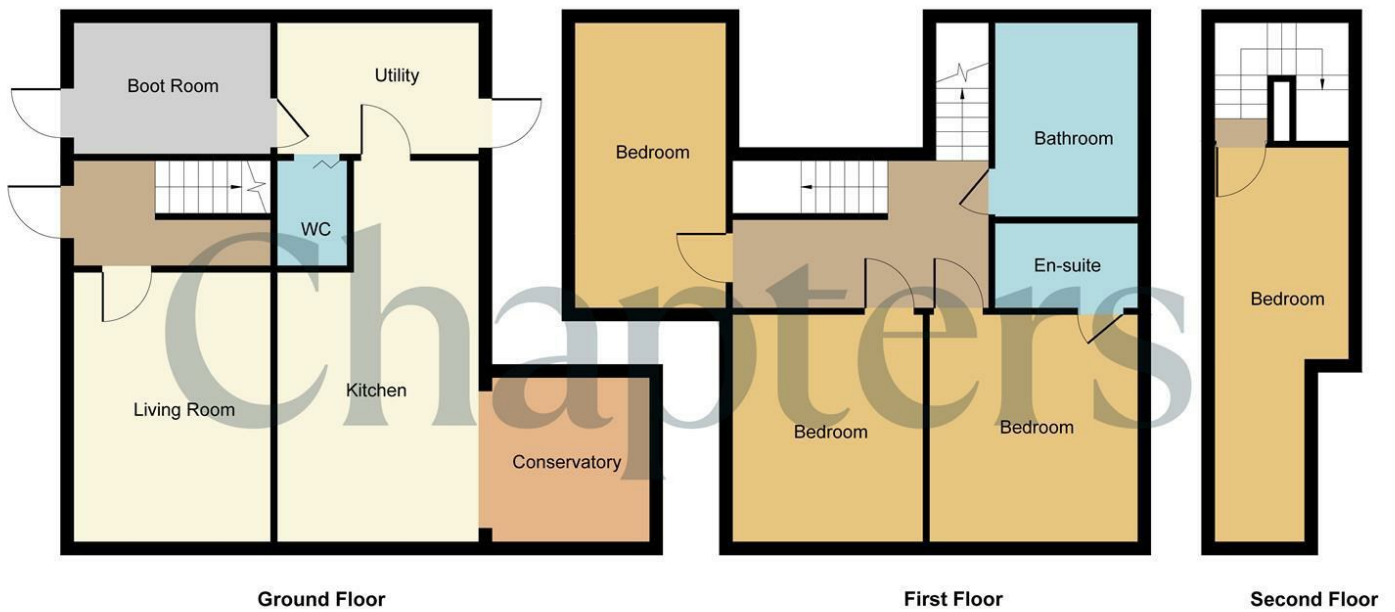
### External

The property benefits from off-road parking for three vehicles to the front with stairs leading to the front door. To the rear there is a paved patio and artificial lawned area, fenced off for privacy and gated access to the woodlands behind the property.



- FEATURE DOUBLE SIDE FIRE • HOUSE BATHROOM AND EN-SUITE • LARGE DOUBLE ROOM TO THE SECOND FLOOR • ENCLOSED REAR GARDEN • OFF-ROAD PARKING





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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