



**12, Broad Oaks Halifax Road, Hipperholme, Halifax, HX3 8DD**

**£130,000**

# 12, Broad Oaks Halifax Road, Halifax HX3 8DD

This well-presented spacious apartment is located in the popular area of Hipperholme, offering a modern convenient lifestyle with local restaurants, pubs, hairdressers, bus stops, and Tesco all within easy reach. It is located on the 3rd floor with stair access.

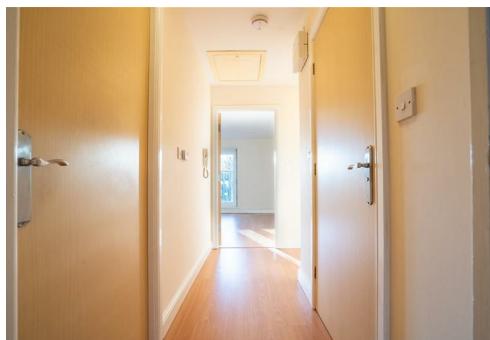
Inside, the property boasts a spacious entrance hall that leads to the open-plan Lounge/ Kitchen, two large bedrooms, and house bathroom. The generous L-shaped kitchen is perfect for family living, with modern integrated appliances and a breakfast area for casual dining. The bright and airy lounge offers plenty of space for relaxation, with scenic views over fields and access to a Juliet balcony for fresh air.

Both bedrooms are well-proportioned, with the master featuring an ensuite bathroom, while the second bedroom also includes a Juliet balcony. The apartment offers ample natural light throughout, creating a warm and inviting atmosphere. A conveniently located W/C adds to the practicality of the space.

Externally, the property benefits from allocated parking to the rear, with additional guest parking available at the front. With its excellent location and spacious layout, this apartment offers both comfort and convenience in a sought-after area.



Council Tax Band: A



#### Entrance Hall:

As you step through the exterior door from the landing, you're greeted by a spacious, welcoming entrance hall—perfect for storing shoes and coats. This area leads seamlessly to the lounge, kitchen, two generously sized bedrooms, and the house bathroom, creating an inviting flow throughout the apartment.

#### Kitchen/Diner:

This large, family-sized L-shaped kitchen offers an abundance of worktop space, ideal for both cooking and entertaining. The modern, integrated appliances—oven, extractor, fridge-freezer, and electric hob—ensure a functional and stylish cooking experience. A dedicated breakfast area with room for multiple stools makes this the perfect spot for casual dining or socialising with friends and family.

#### Lounge:

Bright and airy, the spacious lounge easily accommodates various seating arrangements, with room for sofas, a coffee table, and a media unit. Natural light pours in from large windows, offering scenic views over the fields. With Juliet balcony for a breath of fresh air and a feeling of open, relaxed living.

#### Bathroom:

Conveniently located in the entrance hall, the W/C features a contemporary flush toilet and a wash hand basin, offering practicality without sacrificing style.

#### Bedroom One:

This generously sized double bedroom benefits from an ensuite bathroom, complete with a modern shower, toilet, and wash basin. With ample space for additional furniture, this room is flooded with natural light, creating a peaceful and comfortable retreat.

#### Bedroom Two:

The second bedroom is equally spacious, featuring a Juliet balcony. There's plenty of room for a double bed, as well as additional free-standing furniture.

#### Exterior:

At the rear of the property, you'll find a private parking bay, while guest parking is available at the front for added convenience.

#### Agent Notes.

The information provided on this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.





