



48 Broadley Grove, Halifax, HX2 0RN

£280,000

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This impressive and generously proportioned residence offers a rare opportunity to acquire a substantial family home, combining versatile living space, extensive outdoor areas, and exciting future potential. Set within a private plot with a long driveway and mature surroundings, the property is ideally suited for growing families or buyers seeking both space and flexibility.



Entrance & Open Plan Kitchen / Diner

The property welcomes you directly into a large open-plan kitchen and dining area, creating an immediate sense of space and sociability—perfect for modern family living and entertaining.

The kitchen is thoughtfully designed with wrap-around wall and floor-mounted units, complemented by a central island and peninsular seating area, ideal for informal dining or buffet-style entertaining. There is an abundance of storage throughout, alongside a full range of integrated appliances including a stainless steel sink, dishwasher, washing machine, gas cooker with extractor, oven, grill, fridge, and freezer.

The dining area offers ample space for a large family table and additional freestanding furniture, with patio doors opening directly onto the rear garden, seamlessly connecting indoor and outdoor living.

W/C

A convenient ground floor W/C features a low-level flush toilet and a vanity-style wash hand basin, adding practicality for everyday use and guests.

Lounge

The spacious family lounge provides a warm and inviting environment, offering flexibility for multiple seating arrangements, a coffee table, and media unit. Large front-facing windows allow natural light to flood the room, enhancing the sense of openness.

A gas fireplace creates a cosy focal point, while characterful natural wooden beams add charm and individuality to the space.

Bedroom One

A comfortable carpeted double bedroom overlooking the rear garden, offering a peaceful setting with space for freestanding furniture. The room benefits from integrated wardrobes, providing excellent storage.

Shower Room

The property includes a well-appointed three-piece shower room, featuring a walk-in shower unit, low-level flush toilet, and a vanity-style sink and basin, finished in a clean and modern style.

Master Bedroom

The master bedroom is a generously sized, carpeted room designed for comfort and practicality. It features integrated wardrobes and additional space for freestanding furniture. A notable feature is the inclusion of underfloor heating, adding a touch of luxury and year-round comfort.

First Floor Landing & Additional Spaces

The staircase leads to the first floor, with useful under-stair storage housing the

gas boiler. The upper level provides access to further accommodation, offering flexibility for a variety of uses.

Bedroom Three

A well-proportioned carpeted double bedroom with integrated storage, ideal for family members, guests, or use as a home office.

Loft Room

The loft room offers valuable additional space, currently used for storage but presenting exciting potential to be converted into a fourth bedroom, subject to the necessary planning permissions and consents.

Exterior

To the front, a long private driveway is bordered by mature shrubs and bushes, creating a sense of privacy and approach. A front lawn area provides additional outdoor space, with potential for seating or landscaping.

The rear of the property features a patio area ideal for al fresco dining, leading onto a large, flat lawn that enjoys sunlight for much of the day. Surrounded by mature trees and established greenery, the garden offers both privacy and a tranquil setting for relaxation or family activities.

Parking & Garage

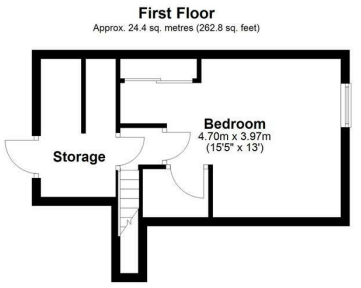
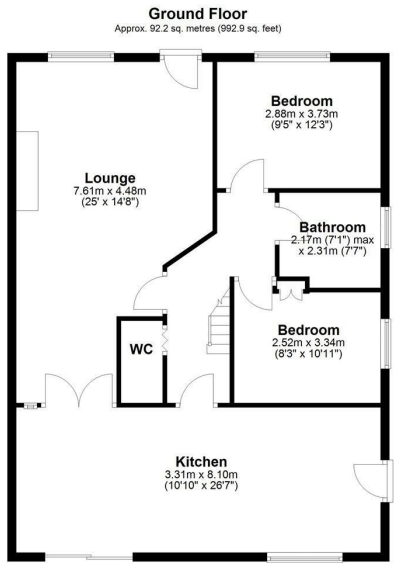
The property benefits from extensive off-road parking, with space for multiple vehicles along the driveway. A detached double garage provides further parking or storage options and is equipped with electric power and a maintenance pit, making it particularly appealing for car enthusiasts or those requiring workshop space.

Please Note: The property is being sold as part of a probate sale and is currently progressing through the necessary legal processes.

Agent's Notes & Disclaimer

The details provided in this listing do not form part of an offer or contract and should not be regarded as a representation. Interested parties are advised to verify the accuracy of all information, including the tenure/lease details, fixtures and fittings, and any planning/building regulation consents, particularly if the property has been extended or converted. All dimensions are approximate and provided for guidance only; floor plans are not to scale and their accuracy cannot be guaranteed. References to appliances or services do not imply they are in working order or fit for their intended purpose.





Total area: approx. 116.7 sq. metres (1255.7 sq. feet)



Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.