



62 Broomfield Avenue, Savile Park, Halifax, HX3 0JF

Offers Over £630,000

- : Highly Sought After Location
- : 2 Reception Rooms & Modern Fully Fitted Breakfast Kitchen
- : Integral Double Garage & Further Off Road Parking
- : Gardens
- : Easy Access to Trans Pennine Road & Rail Network
- : Extended Detached Family Home
- : 5 Bedrooms & 4 Bathrooms
- : Utility Room & Downstairs Cloakroom
- : Close To Outstanding Schools
- : Viewing essential

62 Broomfield Avenue, Halifax HX3 0JF

Situated in one of Calderdale's premier residential locations, within the heart of Savile Park, lies this extended five bedroomed detached residence providing attractive and spacious family accommodation.

Just step inside this delightful property and you cannot fail to be impressed by the accommodation provided which has a wealth of quality fixtures and fittings and briefly comprises an entrance hall, downstairs cloakroom, two reception rooms, spacious modern fully fitted breakfast kitchen, utility room, integral garage, five double bedrooms (three with en suite facilities), bathroom, gardens, uPVC double glazing and gas central heating.

The property provides excellent access to the local amenities of Skircoat Green and Savile Park, including outstanding schools, as well as easy access to the M62 motorway network linking the business centres of Manchester and Leeds. Very rarely does the opportunity arise to purchase a detached extended five bedroomed property in this sought after location and as such an early appointment to view is strongly recommended.



Council Tax Band: F



ENTRANCE HALL

The front entrance door opens into the entrance hall with built-in cupboards providing useful storage facilities, one single radiator and a tiled floor.

From the entrance hall door to

DOWNSTAIRS CLOAKROOM

With hand wash basin and low flush W/C, fully tiled, chrome heated towel rail/radiator, uPVC double glazed window to the front elevation.

From the Entrance Hall a door opens into the

SITTING ROOM

21'5" x 9'10"

This spacious sitting room has uPVC double glazed windows to the front and rear elevations providing this room with its light and spacious aspect. Inset spotlight fittings to the ceiling, one TV point, two radiators and a fitted carpet.

From the Sitting Room glass panelled doors open into the

DINING ROOM

21'4" x 12'11"

This spacious room has uPVC double glazed windows to the front elevation and sliding uPVC double glazed patio doors to the rear elevation providing this room with its light and spacious aspect, inset spotlight fittings to the ceiling, two radiators, one TV point and a fitted carpet.

From the Sitting Room glass panelled doors open to the

MODERN FULLY FITTED BREAKFAST KITCHEN

18'7" x 16'4" narrowing to 11'7"

Being fully fitted with a range of modern wall and base units incorporating matching work surfaces with a single drainer sink unit with telescopic mixer tap, four ring induction hob with extractor in stainless steel canopy above, integrated dishwasher, integrated microwave and integrated double oven and grill, centre island with fitted drawers and breakfast bar with granite work surface. This spacious kitchen has matching splash backs with complementing colour scheme to the remaining walls and a matching tiled floor, uPVC double glazed window to the rear elevation and sliding uPVC double glazed patio door opening to the rear patio area. Inset spotlight fittings and one double radiator.

From the Kitchen a panelled door opens to the

INNER HALL

With door to the

UTILITY ROOM

7'8" x 6'6"

With fitted wall and base units, single drainer sink unit with telescopic mixer tap, plumbing for washing machine and power point for tumble dryer. The utility room has matching splash backs with complementing colour scheme to the remaining walls, uPVC double glazed window to the rear elevation, one double radiator and a tiled floor.

From the Utility Room through to the

REAR ENTRANCE VESTIBULE

With uPVC double glazed door opening onto the rear garden.

From the Inner Hall a door opens to the

INTEGRAL GARAGE

13'9" x 18'2"

With electric up and over door, power and light. There are two gas hobs in the garage with a matching work surface.

From the Breakfast Kitchen a door opens back into the entrance hall. From the Entrance Hall a spindled staircase with fitted carpet leads to the

FIRST FLOOR LANDING

With uPVC double glazed window to the front elevation, one single radiator and access to an insulated loft.

From the Landing a door opens to the

MASTER BEDROOM SUITE

13'0" x 21'2"

This spacious double bedroom has uPVC double glazed windows to the front and rear elevations, fitted wardrobes to one wall, two radiators, one TV point and a fitted carpet.

from the bedroom door to

EN SUITE SHOWER ROOM

With large walk-in shower with rainfall and hand held shower units, hand wash basin with mixer tap in vanity unit and low flush W/C. The en suite is fully tiled and has a panelled ceiling with inset spotlight fittings, uPVC double glazed window to the rear elevation and a heated towel rail.

From the Landing a door opens to

BEDROOM THREE

13'5" x 12'11"

This third double bedroom has uPVC double glazed window to the rear elevation enjoying an attractive garden outlook, built-in wardrobes to one wall, one single radiator and a fitted carpet.

From the landing a door to

EN SUITE SHOWER ROOM

With corner shower cubicle with overhead rainfall shower unit, hand wash basin with mixer tap and low flush W/C. The en suite is fully tiled including the floor, and has a panelled ceiling with inset spotlight fittings and an extractor fan.

From the Landing a door opens to the

FAMILY BATHROOM

With white three piece suite comprising hand wash basin and low flush W/C in bathroom cabinets, and panelled bath with shower unit. The bathroom is tiled with a matching tiled floor and panelled ceiling with inset spotlight fittings, uPVC double glazed window to the front elevation, door to airing cupboard, shaver point and chrome heated towel rail/radiator.

From the Landing a door opens to

BEDROOM FOUR

9'2" x 10'4"

With uPVC double glazed window to the front elevation enjoying an attractive garden outlook, built-in wardrobe with sliding mirrored door, one single radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM FIVE

9'1" x 10'2"

With uPVC double glazed window to the rear elevation, built-in wardrobe with sliding mirrored door, one single radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM TWO

21'3" max x 13'8" max

This spacious double bedroom has uPVC double glazed windows to the front and rear elevations enjoying a light and spacious aspect. There are built-in wardrobes to one wall, two radiators and a fitted carpet.

From the Bedroom a door opens into the

EN SUITE SHOWER ROOM

With three piece suite comprising hand wash basin in vanity unit with mixer tap, low flush W/C and large shower cubicle with Mira electric shower unit. The en suite is fully tiled including the floor and has a uPVC double glazed window to the front elevation, a panelled ceiling with inset spotlight fittings and an extractor fan.

GENERAL

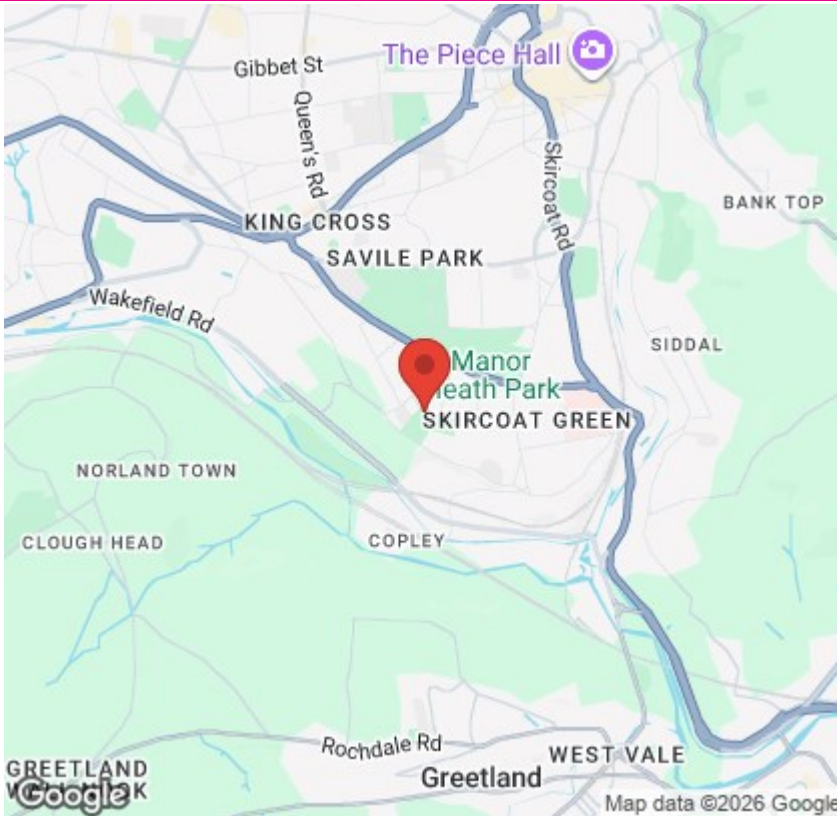
The property has the benefit of all mains services gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property is freehold and is in council tax band F

EXTERNAL

To the front of the property there is a lawned garden and block paved drive providing ample parking for several vehicles and access to the Integral Garage. To one side of the property there is a flagged path. To the rear there is flagged patio area with raised lawned garden, mature plants and trees.







Directions

SAT NAV HX3 QJF

Viewings

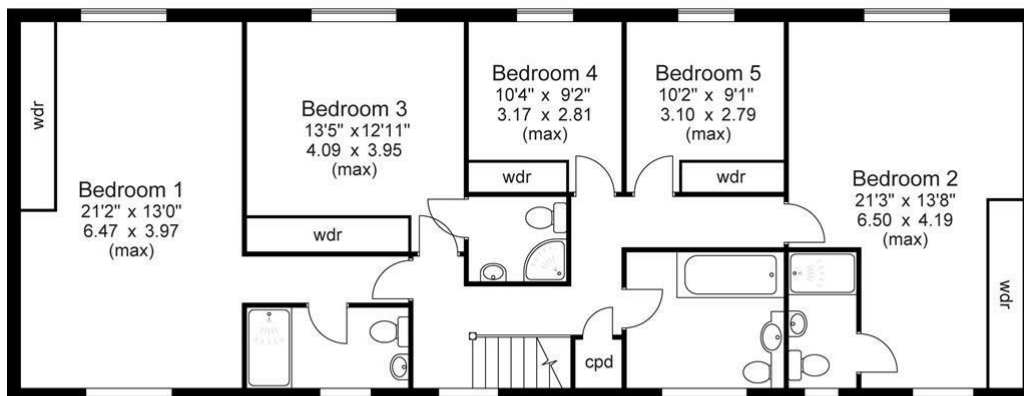
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

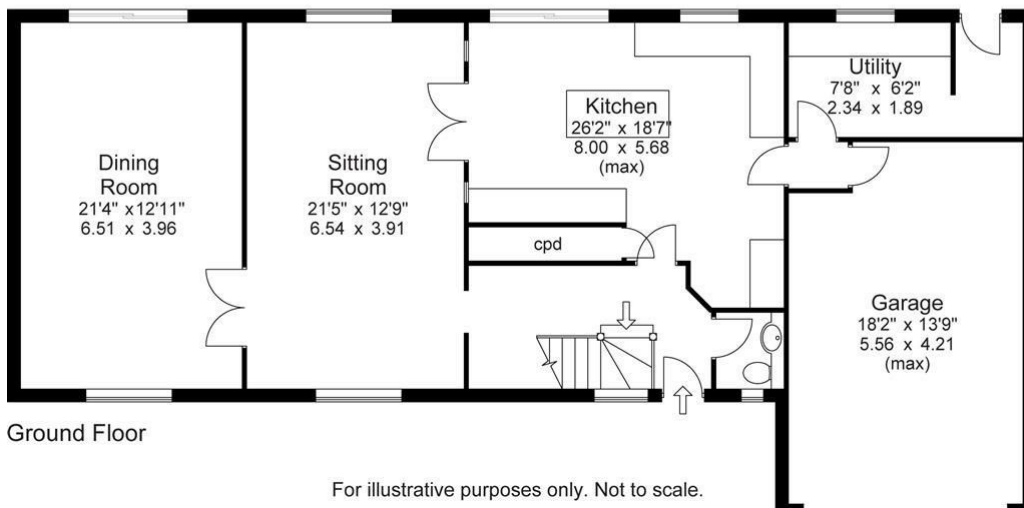
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx Gross Floor Area = 2619 Sq. Feet
= 243.3 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.