



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

Offers Over £575,000

- : Highly Desirable Residential Location
- : Attractive Family Accommodation
- : 4 Bedrooms
- : Double Integral Garage
- : Easy Access to Trans Pennine Road & Rail Network
- : Large Gardens to Front & Rear
- : 2 Reception Rooms
- : 2 Bathrooms
- : Close to Outstanding Schools
- : Viewing Essential

20 Broomfield Avenue, Halifax HX3 0JF

Nestled on the desirable Broomfield Avenue in Savile Park, Halifax, this charming detached house offers a perfect blend of comfort and convenience. This family home boasts a spacious layout with four well-proportioned bedrooms, making it an ideal family home. The two reception rooms provide ample space for relaxation and entertaining, ensuring that there is room for everyone to enjoy.

The house features two modern bathrooms, catering to the needs of a busy household. An integral double garage adds to the practicality of the home, providing secure parking for two vehicles and additional storage space. The large gardens surrounding the property offer a wonderful outdoor retreat, perfect for children to play on or for hosting summer gatherings.

Families will appreciate the close proximity to outstanding schools, making the morning school run a breeze. Furthermore, the property benefits from easy access to the Trans Pennine road and rail network, ensuring that commuting to nearby towns and cities is both straightforward and efficient.

This delightful home on Broomfield Avenue is not just a property; it is a place where memories can be made. With its family accommodation, delightful gardens, and excellent local amenities, it presents a fantastic opportunity for those seeking a comfortable and well-located family residence.



Council Tax Band: F



ENTRANCE HALL

With a spindled staircase leading to the first-floor accommodation, uPVC double glazed floor to ceiling windows to the front elevation, one double radiator, double doors to cloaks cupboard providing useful storage facilities, and a wooden floor.

From the Entrance Hall a panelled door opens into the

DOWNSTAIRS CLOAKROOM

Which is fully tiled and has a hand wash basin with mixer tap and a low flush W., uPVC double glazed window to the front elevation and a chrome heated towel rail/radiator.

From the Entrance Hall a panelled door opens to the

SPACIOUS LOUNGE

24'8" into bay window x 12'10"

With angular bay window to the front elevation incorporating uPVC double glazed units and further uPVC double glazed window to the rear elevation provides this room with its light and spacious aspect and enjoys attractive garden views. Feature in-built fireplace to the chimney breast with coal effect living flame gas fire on a Cornish slate hearth. Cornice to ceiling, two double radiators, one TV point and a fitted carpet.

From the Entrance Hall a panelled door opens into the

DINING ROOM

9'4" x 11'2"

This room is presently used as a Snug and has a uPVC double glazed door opening onto the rear garden with floor to ceiling, uPVC double glazed windows to either side, cornice to ceiling, one single radiator, wall mounted TV fittings, and a laminate wood floor.

From the Entrance Hall a panelled door opens into the

BREAKFAST KITCHEN

16'7" x 8'10"

The kitchen is fully fitted with a range of modern white wall and base units incorporating matching work surfaces with 1 bowl sink unit with mixer tap, four ring

electric hob with extractor in pull-out canopy above, fan assisted electric oven and grill beneath, integrated dishwasher and an integrated fridge. This attractive kitchen has matching splash backs with complementing colour scheme to the remaining walls, inset spotlight fittings to the ceiling, uPVC double glazed window to the rear elevation enjoying an attractive garden view, and one double radiator.

From the Kitchen a door opens to the

INTEGRAL GARAGE

17'6" x 14'6"

With an electric up and over door, power and light. There is plumbing for a washing machine and power point for tumble dryer. The garage houses the Ideal Instinct combination boiler (installed in 2022), a uPVC double glazed window to the rear elevation and a rear entrance door.

From the Entrance Hall a spindled staircase leads to the

FIRST FLOOR LANDING

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

From the Landing a door opens into

BEDROOM FOUR

9'4" x 9'9"

This single bedroom is presently used as an office/study and has a uPVC double glazed window to the front elevation, one single radiator and a fitted carpet.

From the Landing a panelled door opens into

BEDROOM ONE

14'11" narrowing to 11'7" x 12'9"

This double bedroom has a uPVC double glazed window to the rear elevation enjoying a garden outlook, fitted bedroom furniture to two walls including fitted wardrobes, chest of drawers and dressing table, one single radiator and a fitted carpet.

From the Bedroom a panelled door opens into the

EN SUITE SHOWER ROOM

With modern white three-piece suite comprising hand wash basin in vanity unit with mixer tap, low flush WC and a corner shower cubicle with rainfall and handheld shower units. The en suite is fully tiled and has a matching floor.

From the Landing a panelled door opens into

BEDROOM THREE

12'0" narrowing to 8'8" x 9'4"

With uPVC double glazed window to the rear elevation enjoying an attractive garden outlook, one single radiator and a fitted carpet.

From the Landing a panelled door opens into

BEDROOM TWO

8'10" x 13'4"

This second double bedroom has a uPVC double glazed window to the rear elevation enjoying an attractive garden outlook, one double radiator, and a fitted carpet.

From the Landing a door opens to the

BATHROOM

It has a modern three-piece suite comprising a hand wash basin in vanity unit with mixer tap, low flush WC, and a large walk-in shower cubicle with Aqualisa shower unit. This attractive bathroom is tiled around the suite with complementing colour scheme to the remaining walls, panelled door opens to a cupboard with shelves providing useful storage facilities, modern vertical radiator, and a uPVC double glazed window to the front elevation.

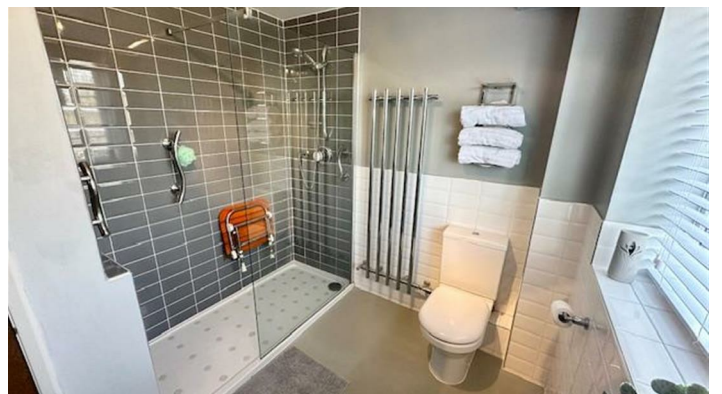
GENERAL

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

EXTERNAL

To the front of the property there is a large garden with lawn, mature plants and shrubs, a tarmac drive providing parking for several vehicles and leading to the integral garage. There is a flagged patio area and a covered entrance porch with steps leading to the entrance door. To either side of the property there is a path leading to a larger private enclosed rear garden with a flagged patio, raised decked area, lawn, summer house, mature trees and shrubs.







Directions

HX3 0JF

Viewings

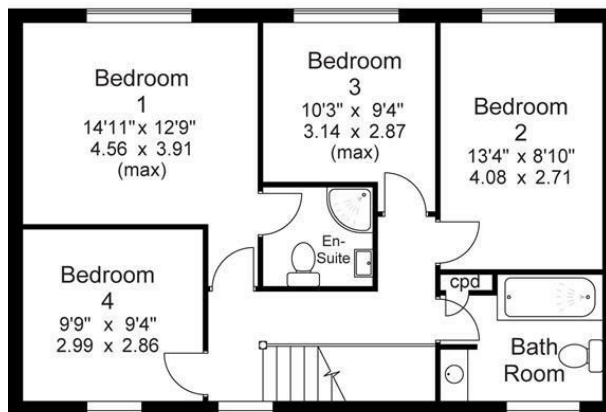
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

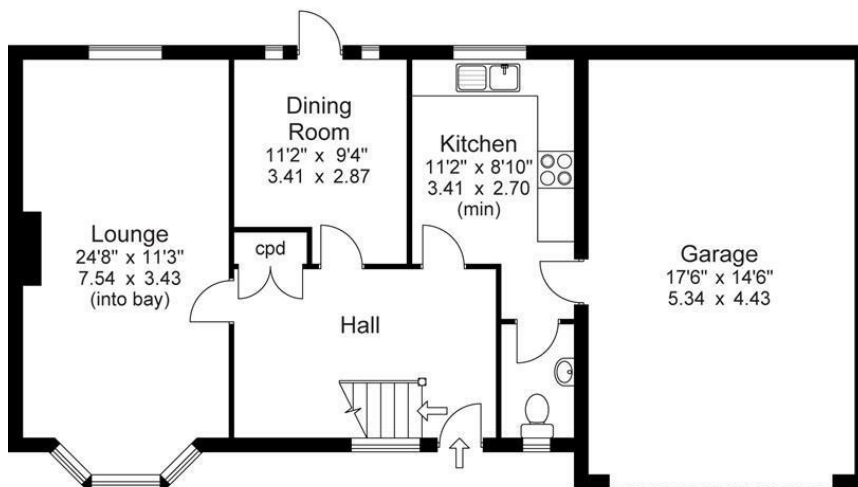
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Floor Area = 1287 Sq. Feet
(Excluding Garage) = 119.30 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.