

Chapters



**59 BROADWAY
HALIFAX**

**£250,000
FREEHOLD**

Situated in the popular area of Broadway, Halifax, this well-presented two-bedroom bungalow is offered for sale with no onward chain. The property benefits from off-road parking and offers comfortable, well-planned accommodation, making it a suitable choice for couples, small families or those looking to downsize. To the rear of the property is a large private garden, providing a good amount of outdoor space for gardening, entertaining or simply enjoying the garden during the warmer months. The bungalow is located in a well-established residential area and offers a comfortable home with plenty of scope for the new owner to make it their own. Don't miss the opportunity to make this charming bungalow your new home. An internal viewing is recommended to fully appreciate the accommodation, parking, generous garden and detached garage this property has to offer.



• TWO BEDROOM BUNGALOW • SOUGHT AFTER AREA • AVAILABLE WITH NO ONEWARD CHAIN

Entrance

Entering through a UPVC door, the entrance hallway provides access to the main living accommodation. The hallway benefits from inset spotlighting, a radiator, underfloor heating and loft access, with doors leading to the adjoining rooms.

Living Room

A large living room featuring a log-burning stove, double-glazed bay window and radiator.

Bedroom One

A spacious double bedroom with a double-glazed window to the front, radiator and ample space for freestanding furniture.

Bedroom Two

A spacious double bedroom with a double-glazed window to the rear, radiator and ample space for freestanding furniture.

Bathroom

A four-piece bathroom suite comprising bath, WC, double shower cubicle and wash basin set within a vanity unit. The room also benefits from a heated towel radiator, extractor fan, inset spotlighting, a frosted

double-glazed window to the rear, fully tiled flooring and part-tiled walls.

Kitchen Dining Room

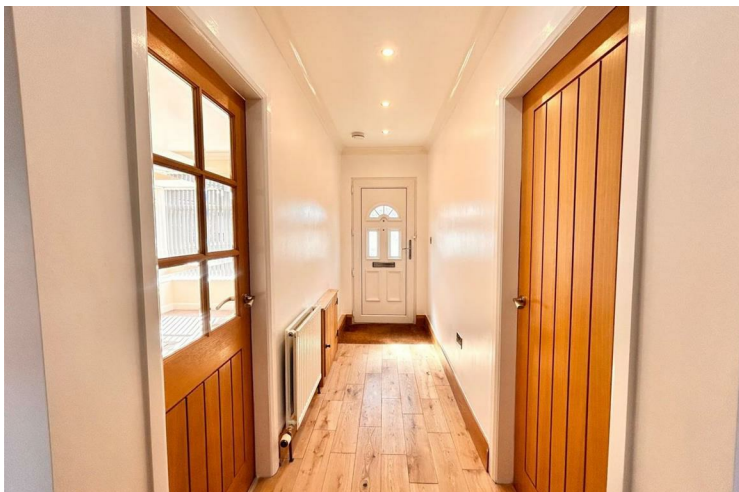
A modern kitchen/dining room fitted with a range of matching wall and base units, complemented by tiled splashbacks and tiled flooring. Integrated appliances include a gas hob with extractor hood, double oven, fridge freezer and dishwasher. There is also plumbing for a washing machine and a stainless steel sink with drainer.

The room benefits from inset spotlighting, radiator, double-glazed window to the rear and a composite door providing access to the side of the property. There is also ample space for a dining table and chairs.

External

To the front of the property, there is off-road parking for three cars, along with a large lawned area and access to the garage.

To the rear is a spacious decking area and lawn, with a large raised planter and two storage sheds. There is also side access to the garage, which benefits from power and lighting.



- GOOD SIZED GARDEN TO THE REAR • SEPERATE GARAGE • OFF ROAD PARKING FOR THREE CARS • GOOD TRNASPORT LINKS • CLOSE TO LOCAL SCHOOLS AND AMENITIES



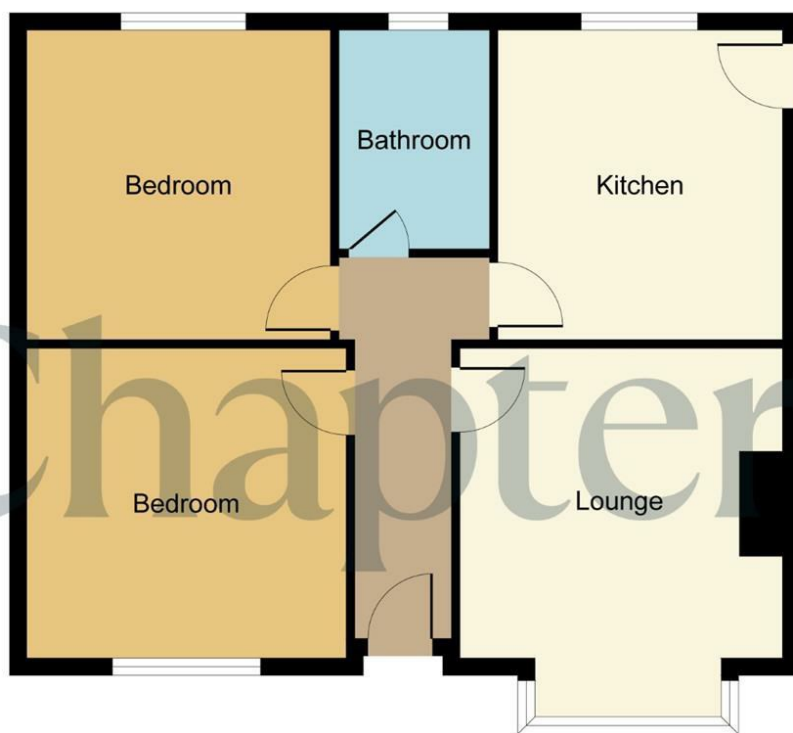




Additional Information

Local Authority - Calderdale
Council Tax - Band C
Viewings - By Appointment
Only

Floor Area - sq ft
Tenure - Freehold



Ground Floor

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		
England & Wales		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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