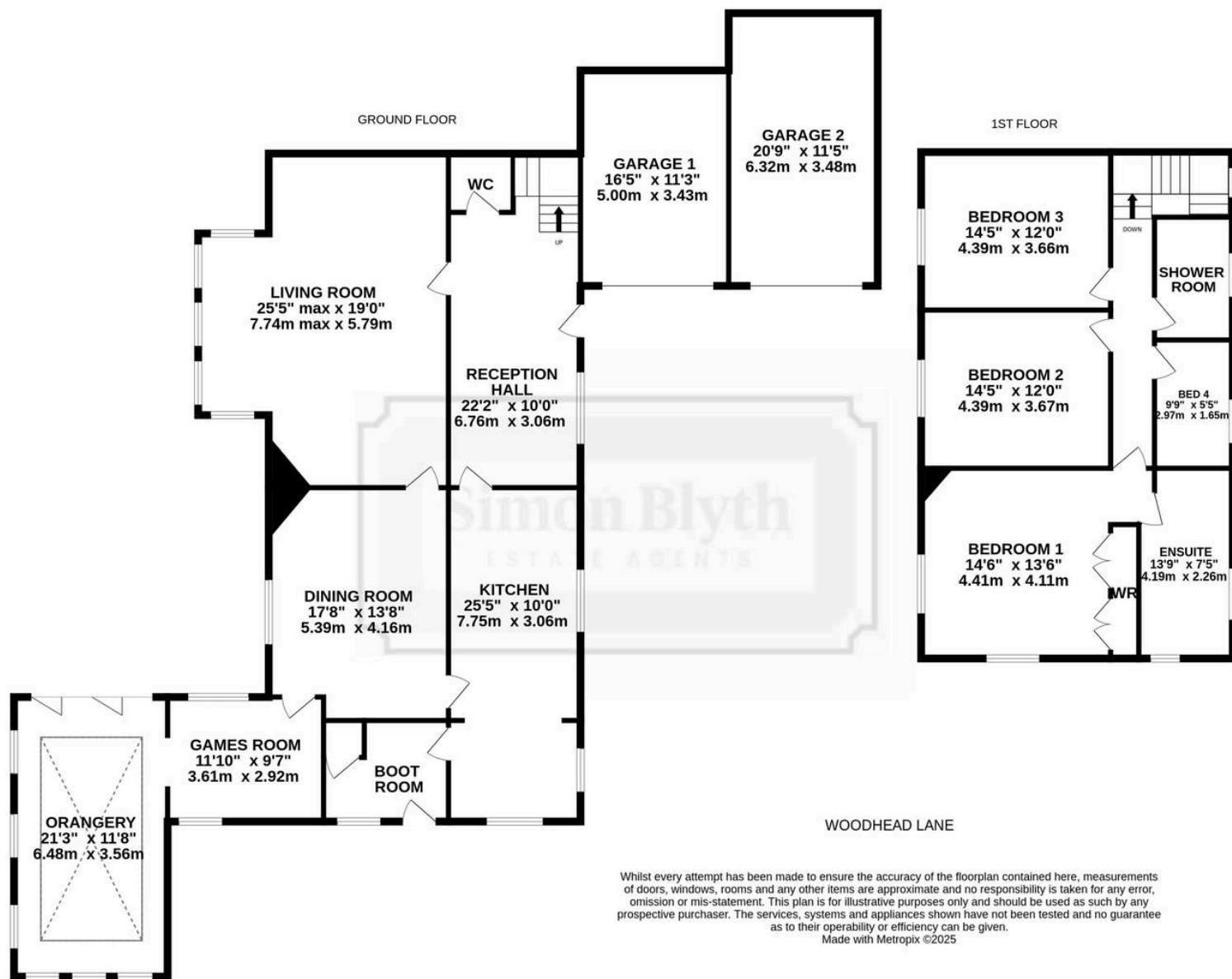




Woodhead Close Woodhead Lane, Clifton  
Brighthouse

£695,000









## Woodhead Close Woodhead Lane

Clifton, Brighouse

Woodhead Close is a characterful stone built converted barn with stone slate pitched roof and later additions, standing within well screened established gardens together with a gated drive and with twin garages amounting to just under a  $\frac{1}{4}$  of an acre.

A lovely family home situated within a well regarded and desirable location, close to Clifton Village Nursery, St Johns primary academy, village pub and just a short drive to Brighouse centre with railway station and J25 of the M62.

The accommodation is majority hardwood double glazed with powder coated aluminium double glazing to the orangery, gas central heating system and briefly comprising to the ground floor, large reception hall, deep bay fronted living room with southerly aspect, adjacent dining room, stylish modern fitted kitchen with integrated appliances, boot room, games room and orangery. First floor landing leading to master bedroom and en suite bathroom, three further bedrooms and shower room.





### Reception Hall

22' 2" x 10' 0" (6.76m x 3.05m)

A lovely spacious and bright reception area with large timber and sealed unit double glazed window which is virtually floor to ceiling in height, there is a beamed ceiling with two ceiling light points, two wall light points, hardwood glazed entrance door, central heating radiator, oak effect flooring and to one side an oak spindled return staircase rises to the first floor. From the hallway access can be gained to the following rooms..-

### Downstairs WC

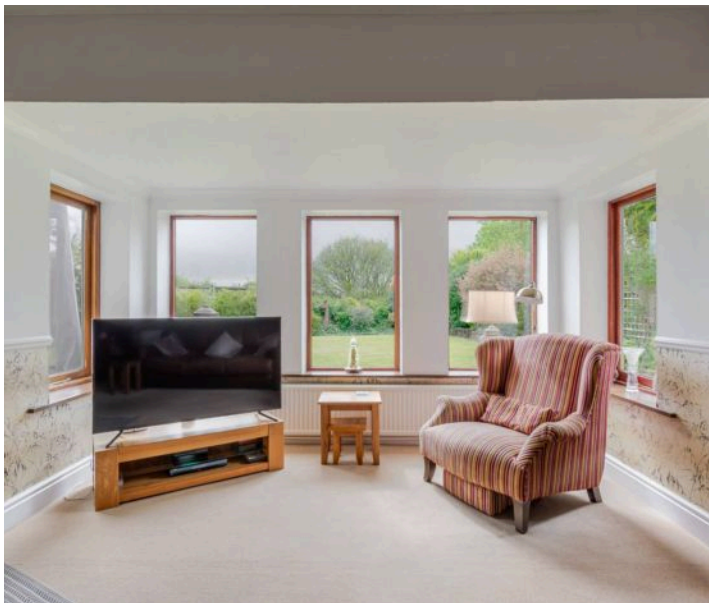
6' 0" x 4' 9" (1.83m x 1.45m)

With ceiling light point, extractor fan, floor to ceiling tiled walls, granite tiled floor, central heating radiator and fitted with a suite comprising hand wash basin with chrome monobloc tap and low flush WC.

### Living Room

25' 5" x 19' 0" (7.75m x 5.79m)

This spacious and well proportioned principle reception room has a lovely deep walk in bay which is 12'2" x 5'5" with a bank of hardwood sealed unit double glazed windows which look out over the garden and provide the room with plenty of natural light. There is a beamed ceiling, ceiling coving, three wall light points, dado rail, display niches with glass shelving, two central heating radiators and as the main focal point of the room there is a random stone fireplace which is home to a multi fuel stove which rests on a stone flagged hearth.





### Dining Room

17' 8" x 13' 6" (5.38m x 4.11m)

This is situated adjacent to the living room and has mullioned hard wood sealed unit double glazed windows which once again look out over the garden, there is a beamed ceiling, two wall light points, two central heating radiators, Amtico style flooring and as the main focal point of the room there is a fireplace with oak mantle and open fire with a slate tiled hearth. The dining room can be accessed from the kitchen, living room as well as giving access to the games room and orangery,

### Kitchen

25' 5" x 10' 0" (7.75m x 3.05m)

This was re fitted in 2024 and has mullioned hardwood sealed unit double glazed windows to two elevations, inset led down lighters, oak effect flooring, central heating radiator with cover and fitted with an extensive range of indigo base and wall cupboards, drawers and pan drawers, these are complimented by brass handles and contrasting overlying Dekton work surfaces with antique bronze mirrored splash backs, with an inset 1 1/2 bowl sink with monobloc tap, four ring Bora induction hob with central extractor, Neff electric fan assisted pyrolytic slide and hide oven, Neff combi oven, warming drawer, integrated dishwasher, under counter space for washing machine and tumble dryer and concealed LED lighting beneath the wall cupboards. From the kitchen a timber and bevelled glass door opens into the boot room.

### Boot Room

9' 6" x 7' 5" (2.90m x 2.26m)

With a mullioned hardwood sealed unit double glazed window and adjacent hardwood and glazed door, central heating radiator, inset led down lighters, cloaks cupboard, central heating radiator and fitted storage cupboards matching those of the kitchen.







### Games Room

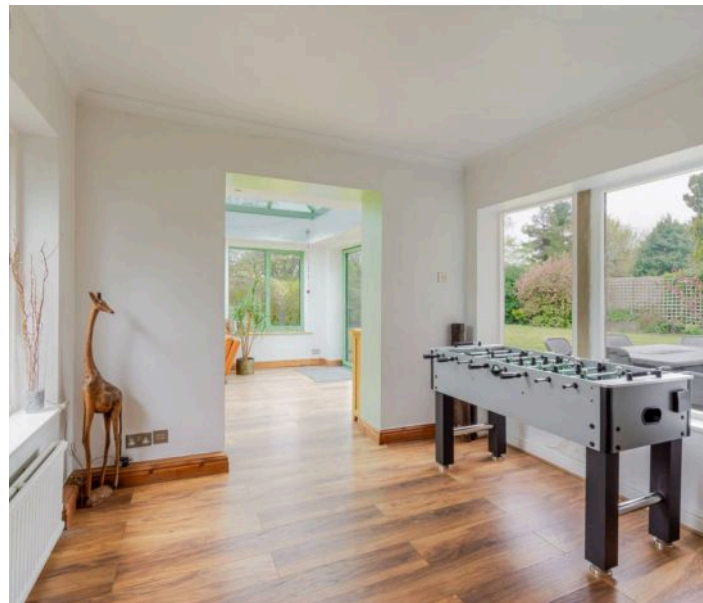
9' 7" x 11' 10" (2.92m x 3.61m)

This is accessed through a timber and bevelled glass door from the dining room and has timber and glazed windows to two elevations, there is laminate flooring, central heating radiator, ceiling coving and a doorway giving access to the orangery.

### Orangery

21' 3" x 11' 8" (6.48m x 3.56m)

Another generously proportioned room which enjoys a southerly aspect over well screened and established gardens, there are powder coated aluminium sealed unit double glazed windows to three elevations together with three sectioned bi fold doors giving access to the garden, there are angled spot lights, Led pelmet down lighters, central heating radiator and laminate flooring.





### First Floor Landing

With beamed ceiling, ceiling light point, loft access and central heating radiator.

### Bedroom One

14' 6" x 13' 6" (4.42m x 4.11m)

A generous double room which has mullioned hardwood sealed unit double glazed windows to two elevations, there is a beamed ceiling, two wall light points, central heating radiator and a lovely bank of oak fitted wardrobes. To one side a door opens into an en suite bathroom.

### En Suite Bathroom

13' 9" x 7' 5" (4.19m x 2.26m)

With sealed unit and secondary double glazed windows, exposed stone work and tile effect panelling to three elevations, chrome ladder style heated towel rail, laminate flooring, shaver socket and fitted with suite comprising free standing slipper style resting on ball and claw feet with chrome mixer tap, wall hung hand wash basin with chrome monobloc tap, low flush WC and separate shower cubicle with electric shower fitting.

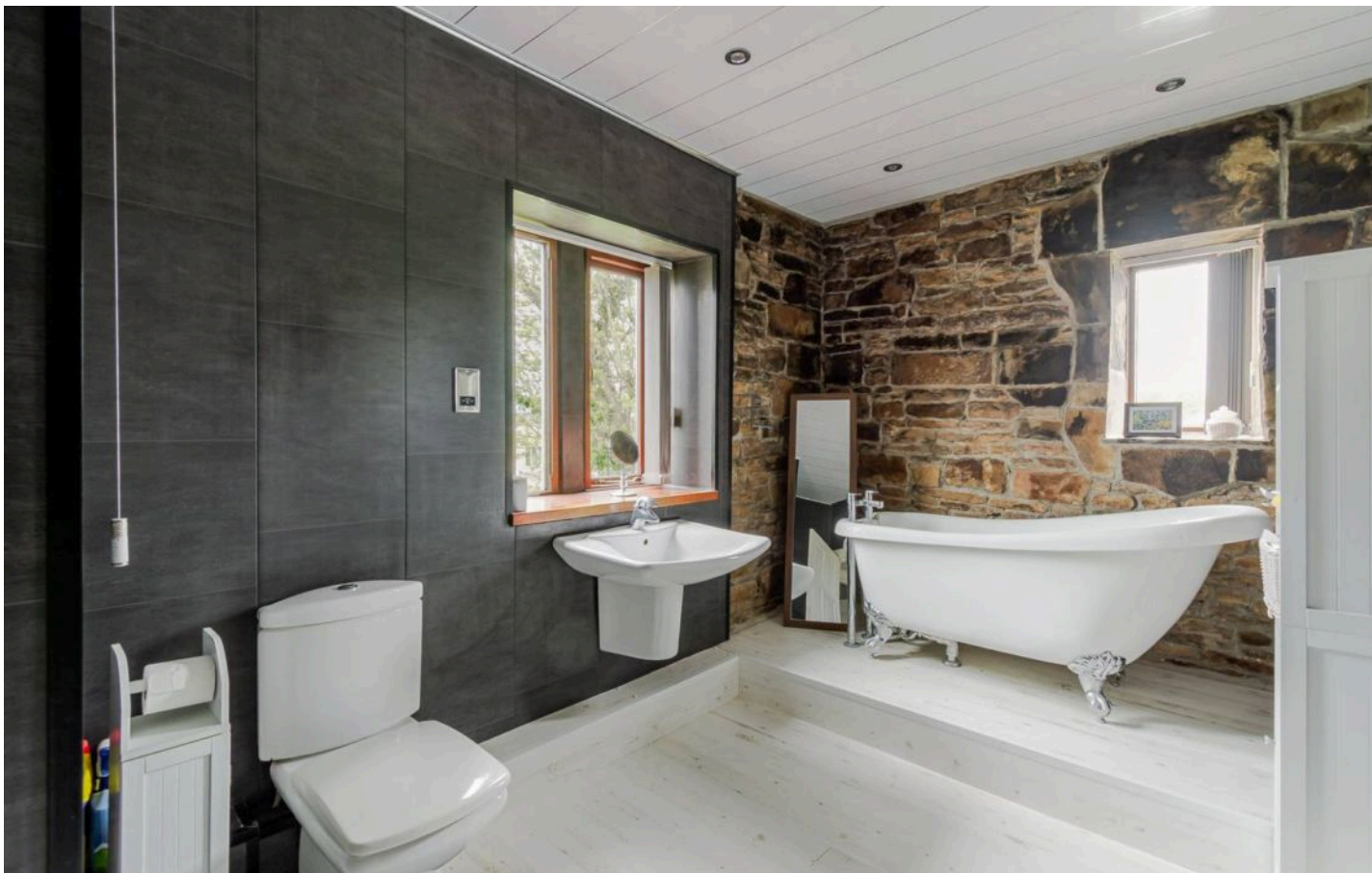
### Bedroom Two

14' 5" x 12' 0" (4.39m x 3.66m)

This has mullioned hardwood sealed unit double glazed windows looking out over the southerly facing garden and with views beyond, there is a beamed ceiling, three wall light points and central heating radiator.







### Bedroom Three

14' 5" x 12' 0" (4.39m x 3.66m)

A double room with mullioned hard wood sealed unit double glazed windows enjoying southerly aspect over the garden and with views beyond, there is a beamed ceiling, wall light point and central heating radiator.

### Bedroom Four

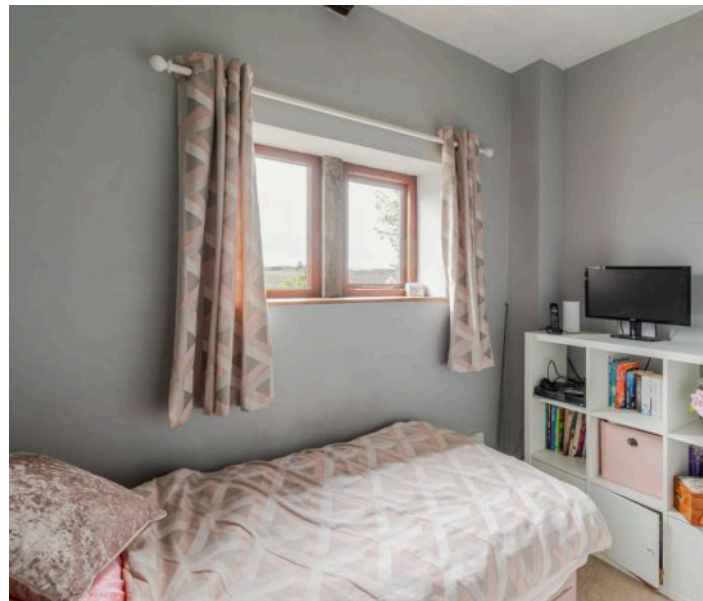
9' 6" x 5' 5" (2.90m x 1.65m)

With mullioned hardwood sealed unit double glazed windows, beamed ceiling with ceiling light point and central heating radiator.

### Shower Room

8' 4" x 5' 5" (2.54m x 1.65m)

With mullioned hardwood sealed unit double glazed window, ceiling light point, beamed ceiling, chrome ladder style heated towel rail, part tiled wall, tiled floor and fitted with a suite comprising pedestal wash basin, low flush WC and large walk in shower with glazed side panel and Mira electric shower fitting.









### Garden

To either side of the entrance there are planted trees and shrubs which provide privacy, a short flight of five steps leads to a pathway and wrought iron hand gate leading through a stone arch to a southerly facing rear garden. The garden is predominately lawned together trees, flowers and shrubs which once again provide a good degree of privacy. There are crazy paved stone pathways and patio areas as well as a stone flagged pathway and patio at the far end of the orangery.

### Double garage

With twin electric gates open onto a tarmac driveway which provides off road parking for several vehicles and in turn leads to twin garages. Garage One is 16'5" x 11'3" Garage Two is 20'9" x 11'5"









## **ADDITIONAL DETAILS**

THE PROPERTY HAS A GAS CENTRAL HEATING SYSTEM

THE PROPERTY HAS MAJORITY HARDWOOD SEALED UNIT DOUBLE GLAZING

VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878 BOUNDARY OWNERSHIP The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

COPYRIGHT Unauthorised reproduction prohibited.

FREE VALUATIONS If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property.

Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY.

MAILING LIST Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available. Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage. For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES 7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm Sunday - 11:00 am - 2:00 pm





## Simon Blyth Estate Agents

Simon Blyth Estate Agents, 26 Lidget Street – HD3 3JP

01484 651878

[huddersfield@simonblyth.co.uk](mailto:huddersfield@simonblyth.co.uk)

[www.simonblyth.co.uk/](http://www.simonblyth.co.uk/)

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731730	01977 800259	0113 4689331	01422 417000