



Yorkshire's
Finest

A Collection of Yorkshire's Finest Homes

Woodhead Lane
Clifton, Brighouse



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£735,000

NESTLED WITHIN A SERENE COUNTRYSIDE SETTING, THIS STUNNING FOUR-BEDROOM YORKSHIRE STONE BARN CONVERSION BOASTS A PRIVATE ENTRANCE THROUGH ELECTRIC GATES, ENSURING TRANQUILLITY AND SECLUSION. SET ALONG A PEACEFUL, TREE-LINED LANE, THE RESIDENCE OFFERS AN ABUNDANCE OF LIVING SPACE, ALL OVERLOOKING THE GENEROUSLY SIZED SOUTH FACING GARDENS THAT ENVELOP THE REAR OF THE PROPERTY. A RECENT ADDITION, THE BREAKFAST KITCHEN STANDS OUT AS A FOCAL POINT, EXUDING BOTH STYLE AND FUNCTIONALITY WITH ITS IMMACULATE PRESENTATION. POSITIONED AT THE HEART OF CLIFTON, RESIDENTS BENEFIT FROM EASY ACCESS TO THE BUSTLING TOWN CENTER OF BRIGHOUSE, REPLETE WITH A DIVERSE RANGE OF AMENITIES AS WELL AS THE HIGHLY REGARDED CLIFTON JUNIOR SCHOOL BEING EASILY ACCESSIBLE. FURTHERMORE, JUNCTION 25 OF THE M62 IS CONVENIENTLY NEARBY, FACILITATING EFFORTLESS COMMUTING TO THE VIBRANT CITIES OF LEEDS AND MANCHESTER, MAKING THIS PROPERTY AN IDEAL CHOICE FOR THOSE SEEKING A HARMONIOUS BLEND OF RURAL SERENITY AND URBAN ACCESSIBILITY.

DESCRIPTION

Positioned to embrace the enchanting outdoor vistas, the four reception rooms of this residence offer expansive flexibility, contributing to a total accommodation area exceeding 3000 sqft. Upon entry, one is welcomed by a spacious hallway adorned with side aspect glazing, leading to a W.C. This versatile space could easily serve as a dining hall or additional reception area, catering to individual preferences. The sizable living room features a box bay window overlooking the rear elevation, accentuated by exposed beams and a charming wood-burning stove nestled within a captivating stone surround. Flowing seamlessly from the living room is the dining area, followed by a convenient games room, culminating in the captivating garden room boasting a lantern ceiling and bi-folding doors that extend to the rear garden. At the heart of the home lies the breakfast



kitchen, adorned with Royal blue wall and base storage units complemented by contrasting copper handles and White worksurfaces embellished with antique mirrored splashbacks. The kitchen is further enhanced by a selection of integrated appliances and seamlessly transitions into a rear boot room with external access, completing the harmonious fusion of style and functionality.

To the first floor, four bedrooms perfectly complete the accommodation. The primary suite is a large double bedroom with dual aspect windows built in wardrobes and a large en suite bathroom complete with freestanding roll top bath and exposed stone work to the walls. Two further spacious double rooms are both positioned to overlook the rear garden whilst bedroom four is single in size and can make the perfect office space. Rounding off the accommodation is the family shower room, providing comfort and convenience.

Through electric gates, a driveway offers parking for multiple vehicles and leads to a double garage. The meticulously kept garden, adorned with mature shrubs, extends a warm welcome, enveloping the front, side, and rear of the property. The predominantly lawned rear garden features stone patio areas that trace the perimeter, bordered by planted shrubs, defining the boundaries with elegance.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: Band E

EPC: D

What3Words: league.beard.manage

Parking: Double Garage and Driveway

UTILITIES

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: Gas

Broadband: Superfast Available

Mobile Coverage: 4G Available - check with your provider

AGENT NOTES

1. MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are

contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

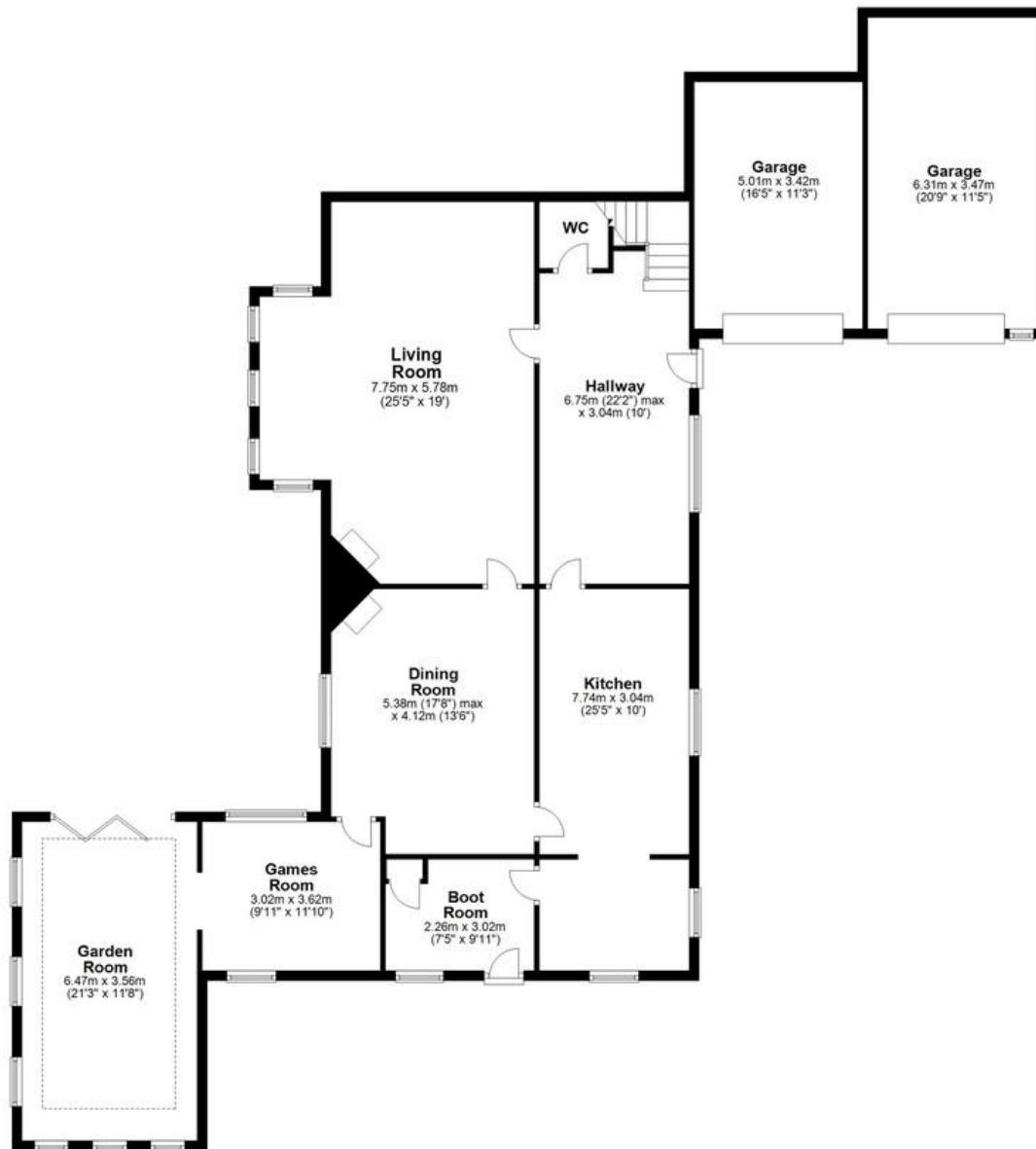
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.



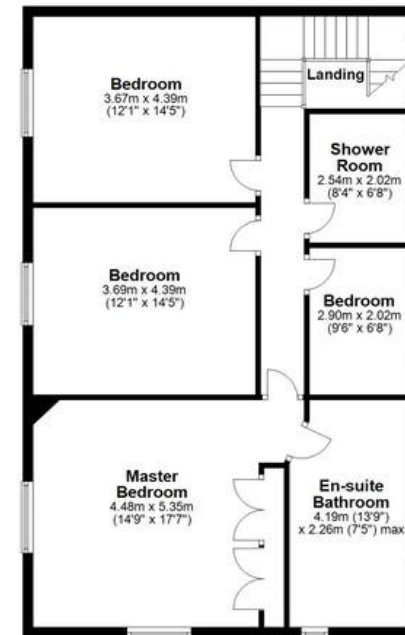
Ground Floor

Approx. 189.6 sq. metres (2041.2 sq. feet)



First Floor

Approx. 90.0 sq. metres (968.8 sq. feet)



Total area: approx. 279.6 sq. metres (3010.0 sq. feet)

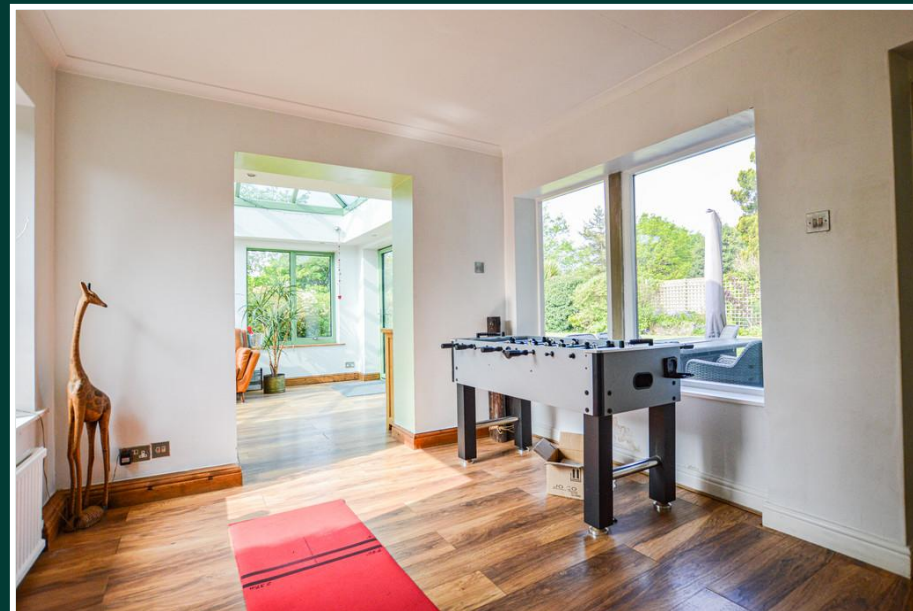
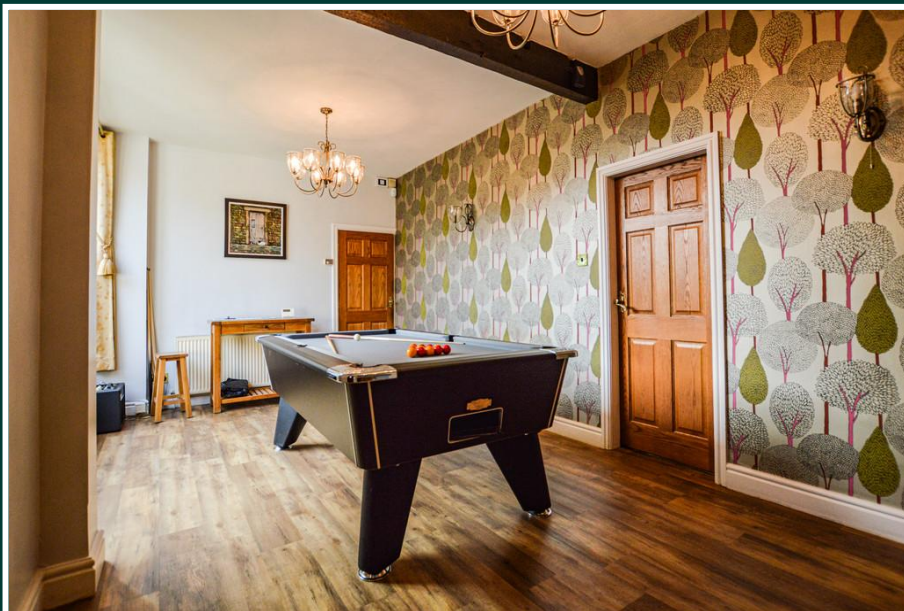


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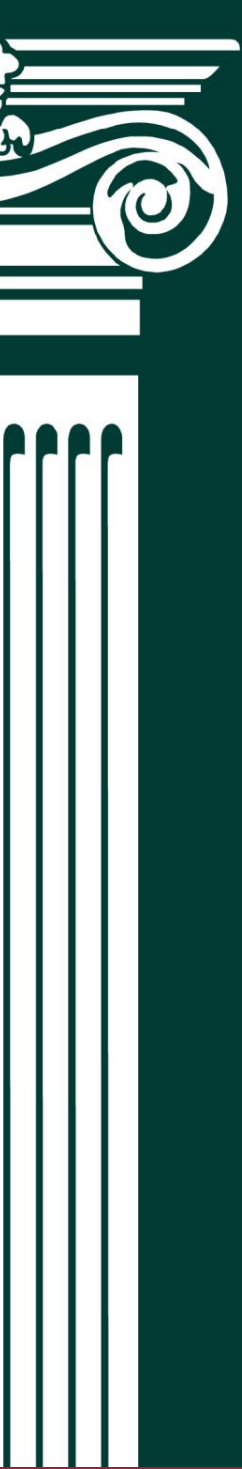




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