



4 Birkby Lane Top Birkby Lane

Bailiff Bridge, Brighouse, HD6 4JJ

£1,600 PCM





Situated on Birkby Lane of Bailiff Bridge, Brighouse, this desirable property offers a blend of countryside tranquillity and modern comfort. This semi-rural country home, provides spacious accommodation and character of the period features, seamlessly combined with contemporary fixtures, offering a unique charm.

Positioned within a private gated homestead of only a few dwellings, enjoying a sense of security and exclusivity, with open surrounding views. Included in the asking rent is maintenance of the communal lawns, parking areas, hedgerows, electric gates & septic tank leaving.

Accommodation

Internally the property has tasteful features throughout to include exposed stonework, timber beams, & hardwood flooring. Accommodation briefly comprises:-

Ground floor – Hallway providing security alarm access, downstairs utility with plumbing for washing machine and WC, lounge with inglenook fireplace with faux fuel burning stove & alcove lighting, dining kitchen to include integrated appliances (full height refrigerator/freezer, dishwasher, range cooker with five ring gas hob and flat top). Range of kitchen units and feature central breakfast island.

First floor – A double master suite with period arch windows, fitted wardrobes, en-suite shower room. House bathroom with three piece suite to include 'P' shaped bath with over bath shower. Three further bedrooms including a larger double with fitted wardrobes, and a smaller double with skylight window ideal as a study.

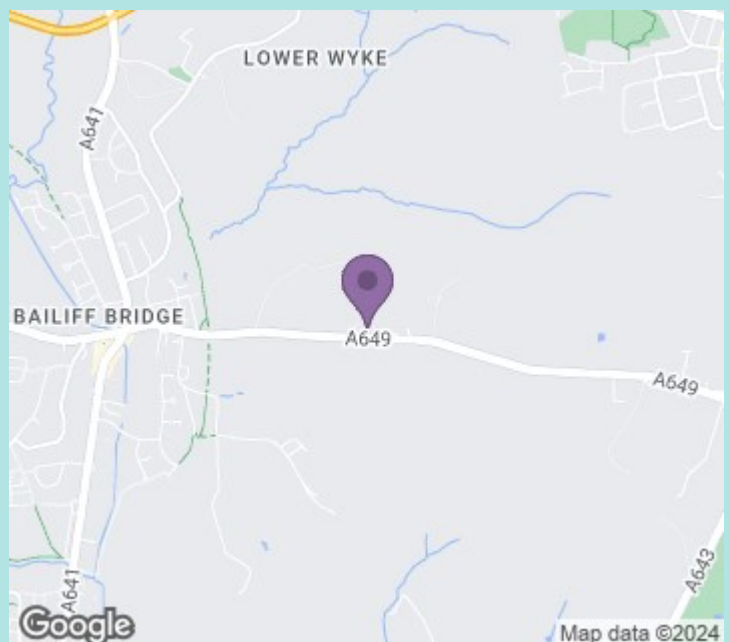
Location

Whilst occupying a semi-rural position the property is within reach of village facilities at Bailiff Bridge & Hightown, and also a short drive to the larger town of Brighouse town centre which offers supermarkets, private retail premises, leisure facilities, gyms, bars and restaurants. The bus and railway stations also ensure a public transport hub to the wider West Yorkshire area, as does J25 of the M62 motorway network for those travelling by private vehicles.

Council tax band: D

EPC rating:

Deposit: £1,846



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