



## 12 Cross Lane

Clifton, Brighouse, HD6 4HG

**£1,450 PCM**







Available to let is this 'eco-home' located on a quiet cul-de-sac in Clifton. The property has been built with energy efficiency in mind, including a fully insulated structure and an Air Source Heat Pump. Another modern feature is underfloor heating throughout the entire ground floor. Externally there is an EV charging point on the driveway and a single garage with well presented gardens to the side and rear. Having three bedrooms and a spacious dining kitchen, the property may be of particular interest to a young family.

### Accommodation

Having been recently built and finished to a high standard, this house offers modern accommodation which may be of particular interest to a young family. To the ground floor; bright living room to the front elevation; large dining kitchen with integrated oven & hob and fridge/freezer with French Doors leading to rear garden; ground floor WC with wash basin. To the first floor; large double bedroom to front elevation with ensuite shower room; a second double bedroom and a single bedroom to the rear; bathroom with panel bath and handheld shower attachment, WC and inset wash basin. Externally the property benefits from a resin driveway with a single garage, and a tiered rear garden with lawn area, flagged patio area and flowerbed.

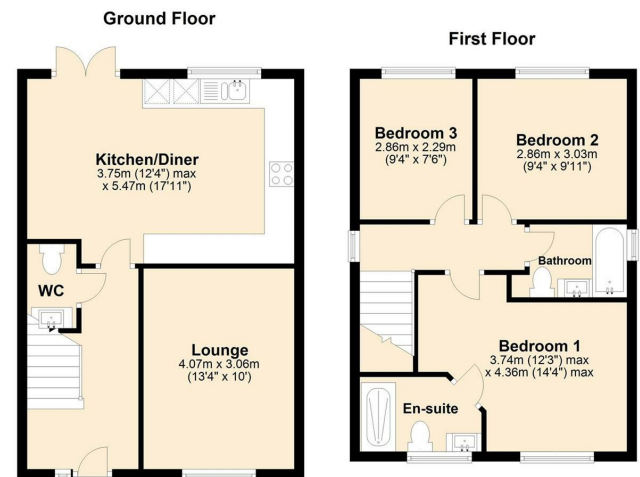
### Location

This property is located in Clifton, offering excellent transport links to Manchester or Leeds via the M62 motorway network. The amenities of Brighouse town centre, including the railway station, are also a short distance away. For interested parties with children, the property is in the catchment area of primary and secondary schools rated Outstanding/Good by Ofsted.

Council tax band: D

EPC rating:

Deposit: £1,673



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