



Beech Grove, 112B Huddersfield Road, Brighouse, HD6 3RH

£550,000

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Beech Grove is a charming four-bedroom period property, situated in the popular Town of Brighouse, offers spacious and well-proportioned living accommodation on an impressive plot. The home features beautiful gardens at both the front and rear, off-street parking for several vehicles, and two garages. Perfectly blending character with modern convenience, this residence provides an ideal family living environment in a desirable location. It is within easy reach of the town centre, walking distance to the train station, and offers easy access to the motorway network.



Council Tax Band: D



Entrance Porch

You enter Beech Grove through a storm porch featuring original period glazed tiling, which leads to an impressive period-style front door.

Entrance Hall

Upon entry, you're greeted by carpeted flooring and a staircase leading to the first floor, adding a touch of warmth and elegance. Radiators in casement doors lead to the dining room, kitchen, and living room, ensuring comfort and convenience throughout the home.

Living room

An impressive grand room with high ceilings, detailed cornices, and coving, this space exudes elegance. A large UPVC window with stained glass overlooks the impressive garden, while another UPVC window at the front allows ample natural light to flood in. The room features a large gas fireplace with a granite surround and hearth. The property retains many of its original features, adding to its charm and character.

Dining room

Another grand room offers ample space for a large dining table and chairs. A UPVC bay window provides views overlooking the front of the property, filling the room with natural light. The room features a wooden fireplace with a gas fire and retains many of its original period features, including the ceiling rose, skirting boards, and detailed cornices.

Kitchen

The fully fitted kitchen features a range of floor and wall-mounted Shaker-style storage units, complemented by a freestanding oven with a four-ring electric hob and a tiled splashback. There is ample space for a fridge freezer and washing machine. High ceilings enhance the sense of space, and a door leads to a rear porch with access to the garden. The rear porch benefits from a composite front door. Additionally, a doorway leads to a well-maintained basement, and another door opens to a fantastic pantry, ideal for storage.

First floor landing

Carpeted flooring and doors leading to the bedrooms and bathroom.

Bedroom

Double-size room with carpeted flooring and high ceilings. Two period-style sash UPVC windows with views overlooking the front of the property.

Bedroom

Double room with carpeted flooring and a period-style UPVC sash window with views to the front of the property. Space for freestanding wardrobes.

Bedroom

Double room and a UPVC window with views to the rear of the property. Carpeted flooring and space for Wardrobes

Bedroom

This room is currently been used as a study but could easily be used as a bedroom with carpeted flooring, UPVC window with views to the side of the property high ceilings and wooden rails.

Bathroom

Pedestal wash basin and a heated chrome towel rail. Bath with a folding shower screen and a frosted glass UPVC window with views to the rear of the property. Floor-to-ceiling built-in wooden storage cupboards and a loft hatch.

WC

Low-level flush WC, frosted UPVC window to the rear, half-tiled walls.

Outside

The front of the property features a large lawned garden and a private driveway leading up to the main house. This garden is adorned with mature trees and shrubs, creating a serene and picturesque environment. The driveway extends to a detached garage with an electric up-and-over door and

a separate workshop with a UPVC window. Additional parking facilities are available at the rear of the property, along with a large, mature, well-maintained garden. This area includes a gardener's WC and a further private drive leading to another detached garage. The rear of the property boasts a private-level lawn garden, complete with a garden shed and a secure gate, making it ideal for young families.

Agent Notes

The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.





