



## 19 Cedar Grove, Brighouse, HD6 4FE

Offers Over £485,000

- Five Double Bedrooms Over Three Floors
- Private Cul-de-Sac Location Backing onto Countryside
- Parking for 4+ Cars + Detached Double Garage
- Spacious Living with Conservatory & Home Office
- Master Suite with Dressing Room & En-Suite
- Private Garden with Patio, Decking & Mature Trees



# 19 Cedar Grove, Brighouse HD6 4FE

Impressive Five-Bedroom Detached Family Home in Bailiff Bridge, Brighouse

Tucked away at the head of a peaceful cul-de-sac within a highly regarded residential development in Bailiff Bridge, this immaculately maintained, substantial five-bedroom, three-storey detached property offers generous and versatile living accommodation ideally suited to modern family life. With easy access to a range of local amenities, supermarkets, parks, and schools, as well as excellent transport links including the A58 and M62/M606 motorway network, the property enjoys both privacy and connectivity.



Council Tax Band: E



This beautifully maintained family home offers outstanding flexibility, making it ideal for growing families, remote professionals, or multigenerational living. Originally designed with six bedrooms, one has been thoughtfully reconfigured to create a generous walk-in dressing room, enhancing the functionality of the master suite. With its spacious layout, high standard of presentation, and versatile accommodation, internal viewing is highly recommended to truly appreciate the quality, scale, and lifestyle this exceptional property provides.

GROUND FLOOR

Upon entering the home, you’re welcomed into a spacious and light-filled entrance hallway with solid wood flooring and a central staircase. The ground floor comprises:

- Study – A useful home office or reading room with front-facing window
- Spacious Lounge – Featuring a marble fireplace and bay window to the front, flowing seamlessly into the:
- Dining Room – With ample space for a dining table and freestanding furniture, continuing through to the:
- Conservatory – Positioned to take full advantage of garden privacy and natural light, with double doors leading out to the patio
- Kitchen – Overlooking the rear garden and fitted with a gas hob, double electric ovens, extractor fan, and room for a breakfast table or freestanding appliances
- Utility Room – Located just off the kitchen, with a second sink, washing machine, and side access to both the front and rear gardens
- Downstairs WC – Generously proportioned and neatly presented

FIRST FLOOR

The central staircase leads to a spacious landing with access to:

- Master Suite – Occupying the full depth of the house, with a bay window to the front, a substantial fitted dressing area with rear aspect, and a private en-suite shower room with large cubicle
- Two Further Double Bedrooms – One front-facing, one overlooking the rear garden (currently used as a home office)
- Family Bathroom – Fitted with a modern three-piece white suite including full-size bath

SECOND FLOOR

A further staircase leads to the top floor, offering:

- Two Additional Double Bedrooms – Both spacious and bright, featuring Velux windows and one with its own modern en-suite shower room. Ideal for guests, teenagers, or extended family living.

EXTERNAL FEATURES

Set on a generous plot, the home enjoys:

- Extensive Private Driveway – Providing off-street parking for numerous vehicles
- Detached Double Garage – Ideal for secure parking or storage
- Front Garden – Landscaped with gravel and paving for low maintenance
- Rear Garden – A beautifully maintained space framed by mature trees on two sides, offering excellent privacy. Features include a double circular lawn, natural stone retaining wall with planted borders, raised flowerbeds and a corner decked area, paved patio accessed directly from the conservatory — and a fully elector awning means its perfect for outdoor dining or entertaining in all weathers.

ADDITIONAL HIGHLIGHTS

- Gas central heating via combination boiler
- uPVC double glazing throughout
- Excellent community atmosphere within the development
- Proximity to school bus routes and local park en route to Tesco
- Well suited to families seeking spacious, flexible accommodation

Agents Notes & Disclaimer

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.











