



11 Vine Close, Clifton, Brighouse, Calderdale, HD6 4JS

£575,000

- Immaculate stone-built detached home in a private setting
- Light-filled garden room providing access to the rear gardens
- Extensive landscaped gardens with lawns, patios, and storage
- Five bedrooms including a luxurious principal suite with roof terrace
- Multiple reception rooms including lounge, dining room, and study
- Underfloor heating to kitchen /diner
- Open-plan kitchen/dining space with high end appliances
- Double garage with internal access and large driveway
- Easy access to excellent schools, town amenities, and the M62

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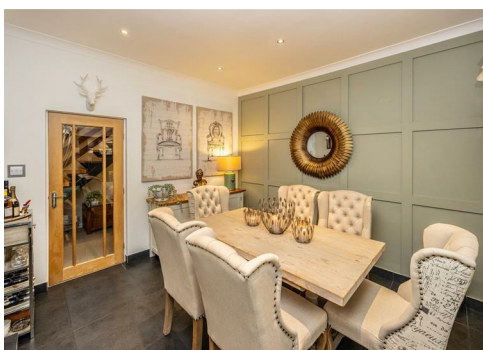
An exceptional five-bedroom stone-built detached family home set in a peaceful, elevated position with far-reaching countryside views.

Discreetly positioned at the end of a quiet lane, this beautifully presented stone-built residence offers the perfect blend of luxury, practicality, and charm. Every detail has been carefully considered, from the impressive kitchen and dining space to the landscaped gardens that frame the home.

The accommodation extends across generous proportions, flooded with natural light and finished to a high standard throughout. The home enjoys a sense of privacy and calm, yet remains just minutes from well-regarded schools, Brighouse town centre, rail connections, and the M62 motorway — making it ideally placed for family life and commuting alike.



Council Tax Band: F



Immaculately presented and maintained, the property enjoys abundant natural light, enhanced by the clever use of glass doors across the ground floor.

Entrance Hall

A welcoming and spacious entrance hall featuring a striking staircase rising to the first floor. Doors lead to the main living areas.

Kitchen

A stunning open-plan kitchen and dining area designed for both style and functionality.

Key features include:

- Underfloor heating and tiled flooring for a sleek, modern finish
- Central island with extra-large induction hob and extractor above
- Caple appliances, including a 100cm oven and warming drawer
- Double drawer dishwasher, pull-out bins, and Maytag fridge
- Pantry area with additional fridge, freezer, and wine cooler
- Neutral high-gloss cabinetry with contrasting worktops and stainless-steel fittings

Dining Area & Garden Room

Steps lead down to a dedicated dining area, offering an elegant yet social space that flows seamlessly into the garden room. Full-height glass doors open directly onto the patio and rear garden, perfect for entertaining or summer gatherings.

Living Room

A bright, spacious lounge with bi-folding doors opening to the garden, flooding the room with natural light. Despite being positioned to the front, thoughtful planting and open views ensure privacy and a sense of calm.

Study

A comfortable home office/study with a warm wooden floor — ideal for remote working or quiet reading.

Utility Room & Downstairs WC

A practical utility area located within the double garage, fitted with units and space for laundry appliances. The downstairs WC, to the front aspect, features modern fittings and a frosted window for privacy.

First Floor Landing

The feature staircase leads to a bright, spacious landing with a linen cupboard providing useful additional storage.

Principal Suite

An elegant master bedroom with private balcony, fitted wardrobes, and a walk-in dressing room. The en-suite shower room is fully tiled and finished to a high standard with chrome fittings and a walk-in shower enclosure.

Bedroom Two

A generous king-size guest bedroom to the front, enjoying far-reaching views and ample space for freestanding furniture.

Bedroom Three

A well-proportioned double bedroom to the rear with fitted furniture and pleasant garden views.

Bedroom Four

A versatile guest or double bedroom, also overlooking the rear garden.

Family Bathroom

A stylish house bathroom with a separate shower cubicle, bath, wash basin, and WC. A window to the rear aspect provides natural light and ventilation.

External Features

- Wraparound patio extending to two sides of the property
- Grassed area to the side and balcony terrace off the master suite
- Mature fruit trees, herb garden, and well-maintained hedging
- Substantial double garage with power, light, and fitted storage
- Attached double-glazed workshop with full electrics and lighting
- Driveway for at least four vehicles, plus EV charging point
- CCTV system installed for added security

Location

The property enjoys a tranquil setting within a friendly and well-established Clifton community, known for its active Neighbourhood Watch and Clifton Society. Just a short walk or drive from Brighouse train station and the town centre, and ideally placed for commuters via the M62 motorway, providing easy access to Leeds, Manchester, and beyond.





