



## 4 Farfield Rise, Brighouse, HD6 4FG

Offers Over £465,000

- Five-bedroom Detached.
- Four Double & Single Bedrooms.
- Stylish Decor.
- Viewing By Appointment Only.
- Spacious & Modern.
- Double Garage.
- Sought-after residential area.
- Split Level Accommodation
- Double Driveway.
- Farfield Rise, Bailiff Bridge.



## 4 Farfield Rise, Brighouse HD6 4FG

An exquisite five-bedroom detached home nestled in the heart of Bailiff Bridge. With its prime location, this residence seamlessly blends luxurious comfort with modern family living. The property spans over multiple floors, offering spacious living areas, a modern open-plan kitchen diner, and a private rear lawn. Boasting double garage and driveway.



Council Tax Band: E



#### Location.

The property is situated on Farfield Rise and is within walking distance to a variety of local schools, shops and cafes that contribute to the village's vibrant character. With easy access to nearby towns and the M62 motorway, with Brighthouse train links to London.

#### Entrance.

Leading from the private drive to the entrance hallway and exterior porch. Ample storage needs are available.

#### Ground Floor.

Leading to the guest W.C, Kitchen & Utility.

#### Guest W.C

Low-level flush W.C. and wash hand basin.

#### Kitchen/Diner.

The heart of this home is the open-plan kitchen diner, seamlessly blending modern aesthetics with functionality. Benefitting from a range of floor and wall-mounted storage units and cupboards. Integrated electric fan oven and gas hob with additional plumbing for a dishwasher. Tiled flooring, the adjoining dining area can accommodate a large dining table and chairs.

#### Utility Room.

Additional work-top space and storage units with plumbing for a washing machine. Fitted sink. The boiler is housed in the utility room and has recently been serviced. Access to the side of the property.

#### Lower Ground Floor.

Access to the dining room and twin garage.

#### Dining Room.

A private dining area that can accommodate a large dining table and chairs. Additional space for a sofa and coffee table creates an inviting and relaxing space. Access to the rear garden via French doors.

#### Garage.

Double garage that can accommodate two cars. Additional storage is available. Double driveway parking.

#### First Floor Landing.

Leading to the lounge and bedroom five.

#### Lounge.

A spacious family lounge that benefits from generous natural light gained via the twin Juliet balconies. The lounge can accommodate a large L-shaped sofa suite and other large free-standing furniture. Room for a large coffee table, two radiators and wall lighting.

#### Bedroom Five.

A carpeted double bedroom that can accommodate a double bed, bedside tables and free-standing bedroom furniture. Currently being used as a second sitting room.

#### Second Floor Landing.

Leading to bedroom four, three and house bathroom.

#### Bedroom Four.

A carpeted double bedroom that can accommodate a double bed, bedside tables and free-standing bedroom furniture.

#### Bedroom Three/Office.

A carpeted single bedroom currently being used as a stylish home office.

#### House Bathroom.

A modern, stylish house bathroom with feature free-standing bath, low-level flush W.C. and wash hand basin. Additional heated towel rail with floor-to-ceiling tiling.

#### Third Floor Landing.

Leading to bedrooms two and one the principal room. Useful storage/airing cupboard.

#### Bedroom Two.

A carpeted double bedroom that can accommodate a double bed, bedside tables and free-standing bedroom furniture.

#### Bedroom One - Principal Room.

A carpeted principal room that can accommodate a queen-sized bed, bedside tables and free-standing bedroom furniture. Includes fitted wardrobes/drawer unit and matching bedside cabinets. With large window with distance views.

#### En-suite.

En-suite shower room with walk-in shower unit, low-level flush W.C. and vanity wash basin and heated towel rail. Floor-to-ceiling tiling. Illuminated mirror.

#### Loft.

Additional storage available in two useful lofts with individual loft hatches.

#### Garden.

Front lawn. Split-level rear lawns with decking area, Yorkshire stone patio and rockery with shed. Security lighting and alarm system. 4 wireless security cameras viewable on mobile app. External tap and electric points. Private decking area that can accommodate outdoor furniture and seating arrangements.

#### Agent Notes & Disclaimer.

The information provided on this property does not constitute or form part of an offer or contract, nor maybe 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.









